BEG SE COR OF NW1/4 OF SW1/4, RU
E R/W OF FALLING CREEK RD, NE AL
FT, CONT NE ALONG R/W 36.73 FT,

BRADY CREASY J
18555 NW 56TH AVE, C/O JOELLE JOHNSON
MIAMI GARDENS, FL 33055

2026

30-2S-17-04801-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 03

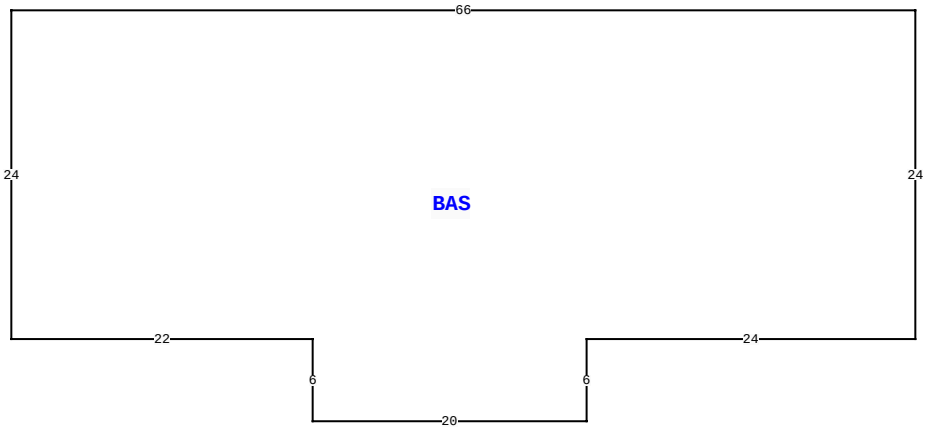
NEIGHBORHOOD/LOC 30217.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100		1,704	26,598
TOTALS	1,704			1,704	26,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,704	46.4520	52.03	88,659	1945	1945	0	0	35	35.00	30.00

1 SINGLE FAM 0% - 0 Heated Area: 1704 HX Base Yr



2869 NW FALLING CREEK RD, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/14/2025 MLU
INC DATE | AG DATE

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	1987	1987	3	100	3,110	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	26,598
TOTAL MARKET OB/XF VALUE	3,460
TOTAL LAND VALUE - MARKET	25,050
TOTAL MARKET VALUE	55,108
SOH/AGL Deduction	0
ASSESSED VALUE	55,108
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,108
TOTAL JUST VALUE	55,108
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1246/1694	12/20/2012	PR	U	V	16	100

GRANTOR: ZACK JOHNSON (UND 1/2

GRANTEE: CREASY BRADY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S24 E22 S6 E20 N6 E24 N24$.

LAND DESCRIPTION

TOTAL OB/XF 3,460

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.74	AC		1.00	1.00	1.00	7,500.00	7,500.00	13,050							

REVIEW DATE 08/05/2015 BY DF Total Acres: 2.74 Total Land Value: 25,050 Market: 0 Agricultural: 0 Common: 25,050 PRINTED 11/19/2025 BY SYS