

COMM SE COR OF NW1/4 OF SW1/4,
RUN W 564.71 FT TO E R/W
CR 131, NE ALONG R/W 325.01 FT

JACKSON LINDA/BELL DARRELL
2991 NW FALLING CREEK RD
LAKE CITY, FL 32055

2026

30-2S-17-04801-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
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	1,431	100		1,431	115,432
FGR	400	55		220	17,746
FSP	144	40		58	4,679
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UST	50	45		22	1,775
TOTALS	2,169			1,789	144,310

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	0100	C

REVIEW DATE	08/05/2015	BY	DF
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,789	110.8000	124.10	222,015	1993	1993	0	0	35.00	65.00
2 SINGLE FAM 100% - 0 Heated Area: 1431 HX Base Yr											
2991 NW FALLING CREEK RD, LAKE CITY											

BLD DATE		LGL DATE	05/19/2023	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2010	2010	3	100	300	
100	2010	2010	3	100	100	
100			3	100	3,000	
100	2010	2010	3	100	800	

TOTAL OB/XF											
4,200											
TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY
1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000			

Total Acres:	1.00	Total Land Value:	12,000	Market:	0	Agricultural:	0	Common:	12,000
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COLUMBIA COUNTY PROPERTY									
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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		144,310
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		160,510
SOH/AGL Deduction		77,657
ASSESSED VALUE		82,853
TOTAL EXEMPTION VALUE	HX HB SX	82,853
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		160,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15489	M H	125	05/07/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0792/1106	6/28/1994	WD	Q	I	02	0	

GRANTOR: LINDA JACKSON	
GRANTEE: LINDA JACKSON & DAR	

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W13 FSP= N12 W12 S12 E12\$ W12 S38 UST= W10 S5 E10 N5\$ S5 FGR= W20 S20 E20 N20\$ S8 FSP= S12 E12 N12 W12\$ E12 S12 E13 N63\$.									