COMM SE COR OF NW1/4 OF SW1/4, R
TO W R/W C-131 FOR POB, CONT W 3
FT, E 491.22 FT TO W R/W CR-131,

HAYES FLORIDA MAE
21101 NE 115TH PL
WALDO, FL 32694

2026

30-2S-17-04801-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

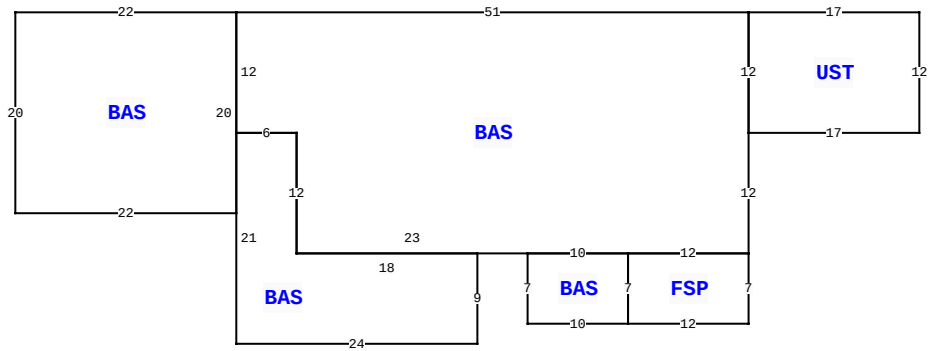
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	70	100		70	3,706
BAS	288	100		288	15,248
BAS	440	100		440	23,295
BAS	1,152	100		1,152	60,990
FSP	84	40		34	1,800
UST	204	45		92	4,870
TOTALS	2,238			2,076	109,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,076	72.7209	81.45	169,090	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1950 HX Base Yr



2880 NW FALLING CREEK RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	109,908
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	11,362
TOTAL MARKET VALUE	122,470
SOH/AGL Deduction	0
ASSESSED VALUE	122,470
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,470
TOTAL JUST VALUE	122,470
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1368/2135	7/30/2018	LE	U	I	14	100
GRANTOR: CLARENCE & FLORIDA MA						
GRANTEE: BRUCE HAYES (RMDR)						
0631/0528	8/07/1987	WD	Q	I	01	100
GRANTOR: CREASY BRADY & ZACK J						
GRANTEE: CLARENCE & FLORIDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 BAS= W22 S20 E22 N20$ S12 BAS= S21 E24 N9 W18 N12 W6$ E6 S12 E23 BAS= S7 E10 N7 W10$ E10 FSP= S7 E12 N7 W12$ E12 N12 UST= E17 N12 W17 S12$ N12$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1986	1986	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	2.02	AC		1.00	1.00	0.75	7,500.00	5,625.00	11,362							

REVIEW DATE 08/05/2015 BY DF Total Acres: 2.02 Total Land Value: 11,362 Market: 0 Agricultural: 0 Common: 11,362 PRINTED 11/19/2025 BY SYS