

COMM AT NW COR OF NW1/4 OF SW1/4
S 86.75 FT FOR POB, S 51 DEG E 1
550.04 FT, W 139.11 FT, N 667 FT

TYSON SUSIE JOHNSON/TYSON OLIVER
2972 NW FALLING CREEK RD
LAKE CITY, FL 32055

2025

30-2S-17-04801-019


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	30217.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	2023
TOTALS	2,356		2023

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2023	02	2,356	117.0000	120.51	283,922	2021	2021	0	0	5.00	95.00													
1 MANUF 3 - 100% - 2023			Heated Area: 2356			HX Base Yr 2023																		
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>31</p> <p>BAS 2023</p> <p>31</p> </div>																								
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/17/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE	04/17/2025	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		269,726	
TOTAL MARKET OB/XF VALUE		8,500	
TOTAL LAND VALUE - MARKET		16,490	
TOTAL MARKET VALUE		294,716	
SOH/AGL Deduction		20,166	
ASSESSED VALUE		274,550	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		223,828	
TOTAL JUST VALUE		294,716	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		278,033	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
42652			08/31/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/2270	7/21/2021	WD U	V	V	11	100
GRANTOR: JOHNSON NICOLE ANDREA						
GRANTEE: TYSON SUSIE JOHNSON						

EXTRA FEATURES		2972 NW FALLING CREEK RD, LAKE CITY														
L N	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	9947	Septic	0	100	0	0		1.00	UT 3,000.00	3,000.00	100	2023	2022	100	3,000	
2	0296	SHED METAL	0	100	0	0		1.00	UT 5,500.00	5,500.00	100	2023	2022	100	5,500	

TOTAL OB/XF													8,500
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BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=-54,-15] E76 S31 W76 N31 \$												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.94	AC		1.00	1.00	1.00	8,500.00	8,500.00	16,490								