LOT 4 FALLING CREEK FARMS UNR:
ALSO DESC AS: COMM SW COR OF SW1
SEC, N 120.87 FT TO POB, N 31 E

POWELL VICTOR/POWELL TINA
808 MACBETH CT
ST. JOHNS, FL 32259

2026

30-2S-17-04804-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	30217.01	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

145 NW MICKLER GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,005
TOTAL MARKET VALUE	70,005
SOH/AGL Deduction	0
ASSESSED VALUE	70,005
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,005
TOTAL JUST VALUE	70,005
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052812	Modular Building		04/03/2025
000052401	Storage Building	20,000	02/20/2025
50818	Right-of-Way Acce		09/16/2024
000050818	Right-of-Way Acce		09/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1523/1003	9/04/2024	WD	Q	V	01	105,000

GRANTOR: RAYDIENT LLC
GRANTEE: POWELL VICTOR

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0					10.77	AC		1.00	1.00	1.00	6,500.00	6,500.00	70,005							

REVIEW DATE 09/11/2025 BY randall Total Acres: 10.77 Total Land Value: 70,005 Market: 0 Agricultural: 0 Common: 70,005 PRINTED 10/06/2025 BY SYS