

BRACKIN TREVEN MICHAEL/BRACKIN CRYSTAL GAIL
3603 NW FALLING CREEK RD
LAKE CITY, FL 32055

30-2S-17-04806-001

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

31 VINYL SID 100

Exterior Wall

00 N/A 0

Roof Structur

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floo

08 SHT VINYL 50

Interior Floo

14 CARPET 50

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame Stories

02 WOOD FRAME 100

Units

1. 1. 100

Condition Adj

03 03 100

Kitchen Adjus

01 01 100

Quality

05 05

DOR CODE

0200MOBILE HOME

MAP NUM

MKT AREA03

NEIGHBORHOOD/LOC

30217.001.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,620

100

2023

1,620

172,922

TOTALS

1,620

1,620

172,922

EXTRA FEATURES

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

9945

Well/Sept

0 100

0

0

1.00

UT

7,000.00

7,000.00

100

2023

2022

100

7,000

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH 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

6.05

AC

1.00

1.00

0.90

7,000.00

6,300.00

38,115

REVIEW DATE

08/19/2022

BY

JB

Total Acres:

6.05

Total Land Value:

38,115

Market:

0

Agricultural:

0

Common:

38,115

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDDOR CODE

0202

02

1,620

113.5000

112.36

182,023

2022

2022

0

0

0

5.00

95.00

0200

1 MANUF 2

100%

- 2024

Heated Area: 1620

HX Base Yr 2024

27

60

60

27

BAS
2023

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/15/2025

MLU

3603 NW FALLING CREEK RD, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE172,922

TOTAL MARKET OB/XF VALUE7,000

TOTAL LAND VALUE - MARKET38,115

TOTAL MARKET VALUE218,037

SOH/AGL Deduction0

ASSESSED VALUE218,037

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE167,315

TOTAL JUST VALUE218,037

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE221,677

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1450/44910/12/2021WDQV0137,500

GRANTOR: I-10 TIMBER CO

GRANTEE: BRACKIN TREVEN MICA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=22,18] E60 S27 W60 N27 \$