COMM AT SE COR OF SW1/4 OF SEC R
W 1076.39 FT FOR POB, CONT N 33
S 55 DG W 1163.07 FT TO E R/W OF

BILLITER SALLY ANNE/ODDO GEORGE JR
1137 SE HIGHFALLS RD
LAKE CITY, FL 32025

2026

30-4S-18-10513-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

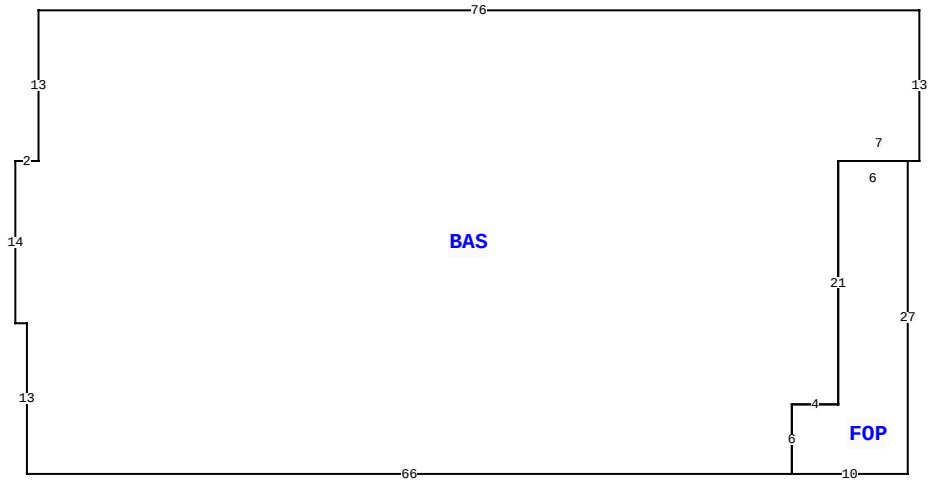
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1418.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,868	100		2,868	272,958
FOP	186	30		56	5,330
TOTALS	3,054			2,924	278,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,924	101.4600	113.64	332,283	2012	2012	0	0	0	16.25	83.75

1 SINGLE FAM 100% - 2013 Heated Area: 2868 HX Base Yr 2013



1137 SE HIGH FALLS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		278,287
TOTAL MARKET OB/XF VALUE		42,450
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		360,122
SOH/AGL Deduction		153,199
ASSESSED VALUE		206,923
TOTAL EXEMPTION VALUE	HX HB WX 13	206,923
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		416,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051418	Roof Replacement	16,300	11/06/2024
31331	POOL	210	08/08/2013
30571	M H	425	10/26/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1527/1487	11/15/2024	LE	U	I	14	100
GRANTOR: BILLITER SALLY ANNE						
GRANTEE: BILLITER SALLY ANNE						
1235/0159	5/17/2012	WD	Q	V	05	60,000
GRANTOR: HERIBERTO & JESUS LAR						
GRANTEE: SALLY ANNE & TILDEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S13 W2 S14 E1 S13 E66 FOP= E10 N27 W6 S21 W4 S6$ N6 E4 N21 E7 N13$.

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	0031	BARN,MT AE	0	100	25	30	750.00	UT	9.00	9.00	100	2012	2012	3	100	6,750	
2	0031	BARN,MT AE	0	100	18	45	810.00	UT	9.00	9.00	100	2012	2012	3	100	7,290	
3	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2013	2013	3	74	23,310	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,200	
5	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 42,450

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	0201	C	MOD HOME	100		A-1	0.00	0.00	7.00	AC		1.00	1.00	0.80	6,000.00	4,800.00	33,600							
2	5500	A	TIMBER 2	0			0.00	0.00	13.00	AC		1.00	1.00	1.00	445.00	445.00	5,785							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	13.00	AC		1.00	1.00	0.80	6,000.00	4,800.00	62,400							

REVIEW DATE 01/29/2025 BY JS Total Acres: 20.00 Total Land Value: 39,385 Market: 62,400 Agricultural: 5,785 Common: 33,600 PRINTED 11/17/2025 BY SYS