COMM SE COR OF SW1/4 OF SEC 30 &
W 1555.64 FT, THENCE N 20 DG W 3
POB, CONT N 20 DG W 181.41 FT, T

WALTON BRIAN KEITH
977 SE HIGH FALLS RD
LAKE CITY, FL 32025

2026

30-4S-18-10513-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

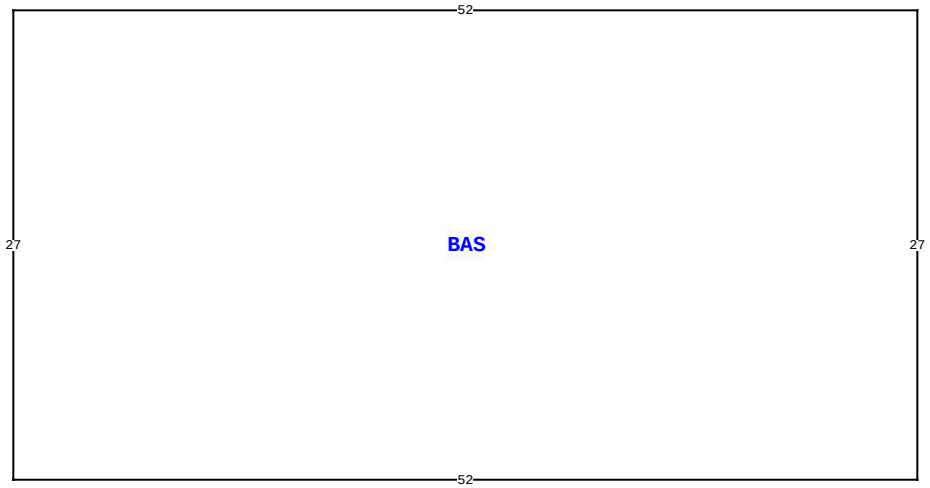
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	129,280
TOTALS	1,404			1,404	129,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	113.9000	107.07	150,326	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2020 Heated Area: 1404 HX Base Yr 2020



977 SE HIGH FALLS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		129,280
TOTAL MARKET OB/XF VALUE		25,956
TOTAL LAND VALUE - MARKET		35,035
TOTAL MARKET VALUE		190,271
SOH/AGL Deduction		56,592
ASSESSED VALUE		133,679
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,957
TOTAL JUST VALUE		190,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33686	STORAGE	115	01/08/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1269/2244	2/17/2014	WD	Q	V	01	28,000
GRANTOR: LARRY W & ESTHER D SE						
GRANTEE: BRIAN KEITH WALTON						
1019/2482	6/19/2004	WD	Q	V		31,700
GRANTOR: J L DICKS						
GRANTEE: LARRY W & ESTHER D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

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	0294	SHED WOOD/	0	100	12	32	384.00	UT	9.00	9.00	100	2016	2016	3	100	3,456	
2	0031	BARN,MT AE	0	100	30	40	1.00	UT	15,500.00	15,500.00	100	2021	2020		100	15,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 25,956

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	0.50	7,000.00	3,500.00	35,035							

REVIEW DATE 06/02/2020 BY BC Total Acres: 10.01 Total Land Value: 35,035 Market: 0 Agricultural: 0 Common: 35,035 PRINTED 11/17/2025 BY SYS