LOT 3 FALLING CREEK FARMS UNR:
ALSO DESC AS: COMM SW COR OF SW1
SEC, N 120.87 FT, S 31 W 131.51

NOVAK ZACHARY/NOVAK KALIE
222 LAMBERT RD
ST. JOHNS, FL 32259

2026

31-2S-17-04804-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	76,115
TOTAL MARKET VALUE	76,115
SOH/AGL Deduction	15,615
ASSESSED VALUE	60,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,500
TOTAL JUST VALUE	76,115
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053177	Right-of-Way Acce		05/20/2025

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1537/1502	4/07/2025	WD	Q	V	01	119,000

GRANTOR: RAYDIENT LLC

GRANTEE: NOVAK ZACHARY

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

BUILDING NOTES

BUILDING DIMENSIONS

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	9900	C	AC NON-AG	0					11.71	AC		1.00	1.00	1.00	6,500.00	6,500.00	76,115							

REVIEW DATE 06/20/2025 BY TP Total Acres: 11.71 Total Land Value: 76,115 Market: 0 Agricultural: 0 Common: 76,115 PRINTED 10/06/2025 BY SYS