W1/2 OF NW1/4.

323-622, PB 823-1976, THRU 823-1

HARPER TRACY LEE
1572 SE HIGH FALL RD
LAKE CITY, FL 32025

2025

31-4S-18-10515-000

BUILDING CHARACTERISTICS

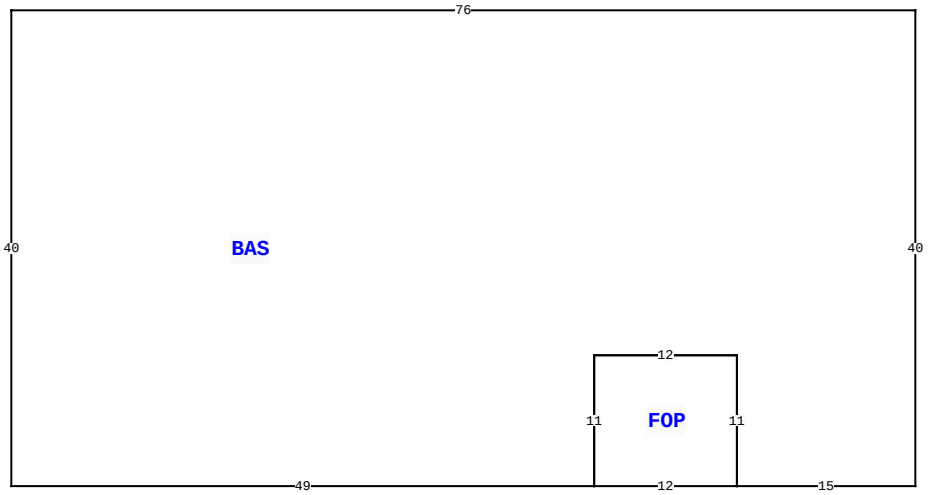
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,908	100		2,908	171,248
FOP	132	35		46	2,709
TOTALS	3,040			2,954	173,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,954	113.9000	107.07	316,285	2006	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006 Heated Area: 2908 HX Base Yr 2006



1312 SE HIGH FALLS RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		173,957
TOTAL MARKET OB/XF VALUE		34,460
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		228,708
SOH/AGL Deduction		95,436
ASSESSED VALUE		133,272
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,550
TOTAL JUST VALUE		408,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045837	Mobile Home		11/02/2022
000044910	Mobile Home		07/07/2022
35889	M H	799	10/17/2017
23469	M H	0	08/08/2005
18695	PUMP/UTPOL	30	09/05/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0842/1833	7/21/1997	QC	Q	V	01	0
GRANTOR: JAMES E & JAMES C HAR						
GRANTEE: TRACY L HARPER						
0323/0622	5/10/1974	WD	Q	V	01	100
GRANTOR: W H DICKS & MARY J DI						
GRANTEE: FRANCES HARPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S40 E49 FOP= E12 N11 W12 S11$ N11 E12 S11 E15 N40$.

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	0296	SHED METAL	0	100	24	36	864.00	UT	2.50	2.50	100	2001	2001	3	100	2,160	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	0030	BARN,MT	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2023	2022		100	7,500	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
10	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

TOTAL OB/XF 34,460

LAND DESCRIPTION

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
2	5600	A	TIMBER 3	0			0.00	0.00	32.00	AC		1.00	1.00	1.00	281.00	281.00	8,992							
3	5700	A	TIMBER 4	0			0.00	0.00	37.00	AC		1.00	1.00	1.00	227.00	227.00	8,399							
4	5910	A	SWAMP/CYPRES	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	40.00	40.00	400							
5	9910	M	MKT.VAL.AG	0			0.00	0.00	79.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	197,500							

REVIEW DATE 04/25/2023 BY randall Total Acres: 80.00 Total Land Value: 20,291 Market: 197,500 Agricultural: 17,791 Common: 2,500 PRINTED 08/15/2025 BY SYS