

LOT 64 EASTSIDE VILLAGE S/D.
678-240, 733-767, 734-698, 872-1

FALLING CREEK INVESTMENTS LLC
P O BOX 327
LAKE BUTLER, FL 32054-0327

2026

34-3S-17-07018-164



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	846	100		846	71,493
FGR	378	55		208	17,577
FOP	44	30		13	1,099
UOP	12	20		2	169
TOTALS	1,280			1,069	90,338

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF/MH	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,069	109.7520	122.92	131,401	1989	2000	0	0	31.25	68.75

1 SINGLE FAM 0% - 0
Heated Area: 846
HX Base Yr

Diagram labels: BAS, FGR, UOP. Dimensions: 28, 17, 14, 4, 13, 11, 4, 14, 12, 3, 2, 4, 10, 27, 14.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	90,338		
TOTAL MARKET OB/XF VALUE	400		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	113,238		
SOH/AGL Deduction	0		
ASSESSED VALUE	113,238		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	113,238		
TOTAL JUST VALUE	113,238		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	114,881		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29311	REMODEL	4,142,011	04/14/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1379/0999	2/28/2019	WD	Q	I	01	85,000
GRANTOR: PHILLIP ROY RYLEE						
GRANTEE: FALLING CREEK INVES						
1341/2123	7/31/2017	WD	Q	I	01	65,000
GRANTOR: NANCY K TOMPKINS						
GRANTEE: PHILLIP ROY RYLEE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W28 S40 UOP= W1 S4 E3 N4 W2\$ E2 S4 E12 FGR= E14 N14 FOP= E4 N11 W4 S11\$ N13 W14 S27\$ N27 E14 N17\$.									