LOT 3 WOODS AT FALLING CREEK.

WD 1111-1274, WD 1471-1557

WILLIAMS GUY N
1999 S MATION AVE
LAKE CITY, FL 32025

2026

36-2S-16-01890-103

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

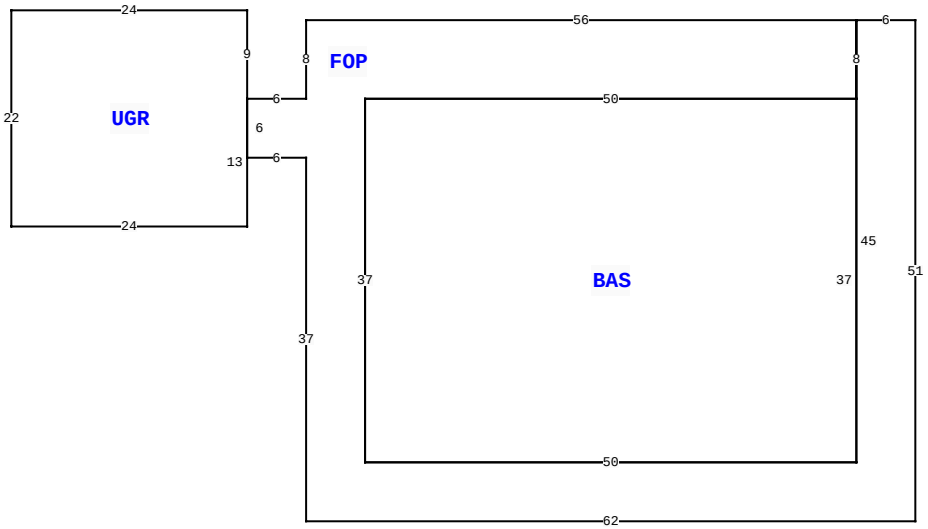
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	36216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100		1,850	182,599
FOP	1,348	30		404	39,875
UGR	528	45		238	23,491
TOTALS	3,726			2,492	245,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,492	103.6800	116.12	289,371	2010	2010	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 2023 Heated Area: 1850 HX Base Yr



219 NW NATALIE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	245,965
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	16,920
TOTAL MARKET VALUE	264,885
SOH/AGL Deduction	0
ASSESSED VALUE	264,885
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	264,885
TOTAL JUST VALUE	264,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28361	SFR	228	02/10/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/1557	6/28/2022	WD	U	I	11	100
GRANTOR: S L K CONSTRUCTION IN						
GRANTEE: WILLIAMS GUY N						
1111/1274	2/20/2007	WD	Q	V		57,600
GRANTOR: MARSH GROUP LLC						
GRANTEE: SLK CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S37 E50 N37$ FOP= N8 W56 S8 W6 UGR= N9 W24 S22 E24 N13$ S6 E6 S37 E62 N51 W6 S45 W50 N37 E50$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0100	C	SFR	0		PRRD	0.00	0.00	1.88	AC		1.00	1.00	0.90	10,000.00	9,000.00	16,920							

REVIEW DATE 05/03/2023 BY JB Total Acres: 1.88 Total Land Value: 16,920 Market: 0 Agricultural: 0 Common: 16,920 PRINTED 10/10/2025 BY SYS