W DIV: LOTS 9 & 10 BLOCK 8
MCFARLANE PARK S/D.
450-741, QC 1155-2657, WD 1395

FALLING CREEK INVESTMENT LLC
236 SW DAYTIME DRIVE
LAKE CITY, FL 32024

2027

00-00-00-12580-000

BUILDING CHARACTERISTICS

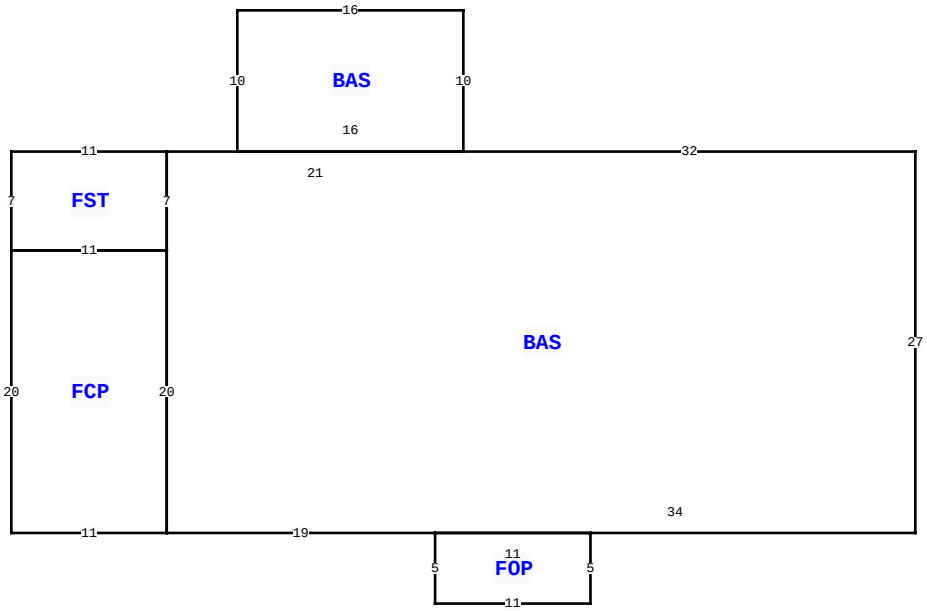
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100		160	10,386
BAS	1,431	100		1,431	92,894
FCP	220	25		55	3,570
FOP	55	30		16	1,039
FST	77	55		42	2,727
TOTALS	1,943			1,704	110,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,704	90.7872	99.87	170,178	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1591 HX Base Yr



763 SW POPLAR LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	110,616
TOTAL MARKET OB/XF VALUE	1,100
TOTAL LAND VALUE - MARKET	15,625
TOTAL MARKET VALUE	127,341
SOH/AGL Deduction	0
ASSESSED VALUE	127,341
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,341
TOTAL JUST VALUE	127,341
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/0310	9/09/2019	WD	Q	I	01	70,000
GRANTOR: NANCY L KEENE AS INDI						
GRANTEE: FALLING CREEK INVES						
1155/2657	7/31/2008	QC	Q	I	01	100
GRANTOR: NANCY L KEENE						
GRANTEE: NANCY L KEENE TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 BAS= N10 W16 S10 E16$ W21 FST= W11 S7 E11N7$S7 FCP= W11 S20 E11 N20$S20 E19 FOP= S5 E11 N5 W11$E34 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,100

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		*RSF-2	100.00	125.00	12,500.00	SF		1.00	1.00	1.00	1.25	1.25	15,625							

REVIEW DATE 09/07/2016 BY DF Total Acres: 0.29 Total Land Value: 15,625 Market: 0 Agricultural: 0 Common: 15,625 PRINTED 11/17/2026 BY SYS