COMM NE COR OF S1/2 OF NW1/4 OF
RUN S 187.52 FT TO S R/W LINE OF
LN, N 78 DG W ALONG R/W 362.93 F

RAT PACK FAMILY TRUST DATED MARCH 23, 2017
1309 NW FALLING CREEK RD
LAKE CITY, FL 32055

2027

01-3S-16-01902-000

BUILDING CHARACTERISTICS

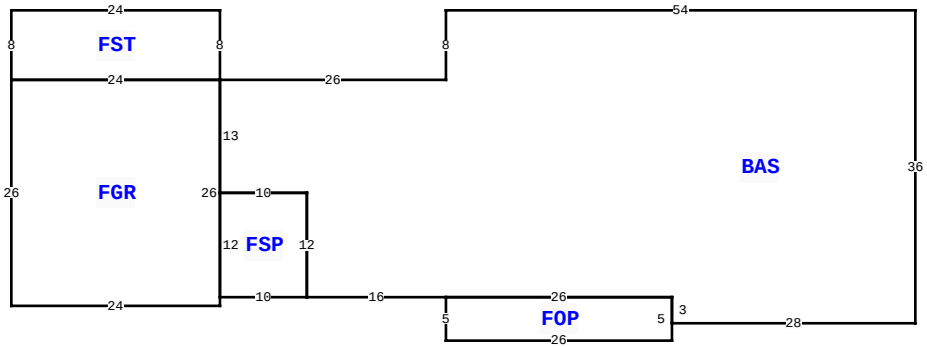
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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 03
NEIGHBORHOOD/LOC	1316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,396	100		2,396	197,743
FGR	624	55		343	28,308
FOP	130	30		39	3,219
FSP	120	40		48	3,962
FST	192	55		106	8,748
TOTALS	3,462			2,932	241,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,932	115.4250	126.97	372,276	1966	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 2396 HX Base Yr



1309 NW FALLING CREEK RD, LAKE CITY

BLD DATE		LGL DATE	05/18/2026 MLU
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	241,979
TOTAL MARKET OB/XF VALUE	23,086
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	375,175
SOH/AGL Deduction	0
ASSESSED VALUE	375,175
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	375,175
TOTAL JUST VALUE	375,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	379,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044104	Roof Replacement	17,800	04/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/2034	3/11/2022	WD	Q	I	01	425,000
GRANTOR: WALKER JOHN WILLIAM J						
GRANTEE: RAT PACK FAMILY TRU						
1441/2137	6/09/2021	QC	U	I	11	100
GRANTOR: WALKER JOHN WILLIAM J						
GRANTEE: WALKER JOHN WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S8 W26 FST= N8 W24 S8 E24$ FGR= S26 W24 N26 E24$S13 FSP= E10 S12 W10 N12$ E10S12 E16 FOP= S5 E26 N5 W26$ E26 S3 E28 N36$.

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	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
4	0120	CLFENCE 4	0	0	0	0	400.00	UT	4.50	4.50	70	1993	1993	3	70	1,260	
5	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1970	1970	3	40	14,336	
6	0166	CONC,PAVMT	0	0	10	385	3,850.00	UT	2.00	2.00	70	1993	1993	3	70	5,390	

LAND DESCRIPTION

TOTAL OB/XF 23,086

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	9900	C	AC NON-AG	0					14.73	AC		1.00	1.00	1.00	7,000.00	7,000.00	103,110							

REVIEW DATE 05/04/2023 BY JB Total Acres: 15.73 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS