SE1/4 OF SW1/4 LYING E OF BLOUNT
0.95 AC DESC 1046-2776.

HOGAN DAVID W/HOGAN MARGIE V
635 NW FALLING CREEK ROAD
LAKE CITY, FL 32055

2027

01-3S-16-01903-000

BUILDING CHARACTERISTICS

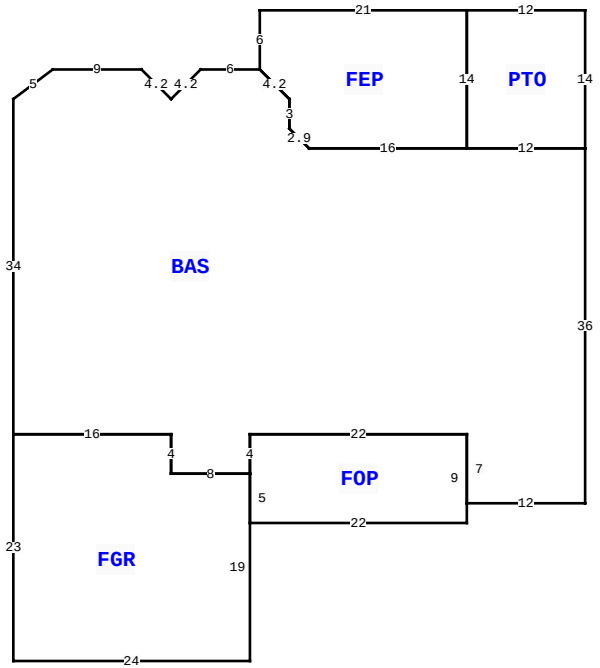
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
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	2,005	100		2,005	198,003
FEP	273	80		218	21,529
FGR	520	55		286	28,244
FOP	198	30		59	5,826
PTO	168	5		8	790
TOTALS	3,164			2,576	254,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,576	118.1292	129.94	334,725	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 2005 HX Base Yr 2002



635 NW FALLING CREEK RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	07/15/2022 SPF

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	100	0	0	2,094.00	UT	1.50	1.50	100	2001	2001	3	100	3,141	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		254,391
TOTAL MARKET OB/XF VALUE		3,641
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		269,495
SOH/AGL Deduction		71,505
ASSESSED VALUE		197,990
TOTAL EXEMPTION VALUE	HX HB SX VP	111,069
BASE TAXABLE VALUE		86,921
TOTAL JUST VALUE		383,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055690	Roof Replacement	16,800	05/15/2026
23247	M H	304	06/07/2005
18732	SFR	347	09/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/1339	6/23/2023	LE	U	I	14	100
GRANTOR: HOGAN DAVID WENDELL						
GRANTEE: HOGAN DAVID WENDELL						
0933/1047	1/27/2001	WD	Q	V	01	100
GRANTOR: DAVID W HOGAN						
GRANTEE: DAVID W & MARGIE HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 D3 L4 S34 FGR= S23 E24 N19 W8 N4 W16$ E16 S4 E8
FOP= S5 E22 N9 W22 S4$ N4 E22 S7 E12 N36 PTO= N14 W12 S14
E12$ W12 FEP= N14 W21 S6 D3 R3 S3 D2 R2 E16$ W16 L2 U2
N3 L3 U3 W6 D3 L3 L3 U3 $.

LAND DESCRIPTION

TOTAL OB/XF 3,641

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	23.00	AC		1.00	1.00	1.00	281.00	281.00	6,463							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	24.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	120,000							
3	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 05/04/2023 BY JB Total Acres: 24.00 Total Land Value: 11,463 Market: 120,000 Agricultural: 6,463 Common: 5,000 PRINTED 11/17/2026 BY SYS