COMM AT NE COR OF SE1/4 OF SW 1/
344.45 FT FOR POB, CONT W 233.82
R/W OF C R 131, SW ALONG R/W 130

VIGEANT THOMAS P/VIGEANT DYAN LS
637 NW FALLING CREEK RD
LAKE CITY, FL 32055

2026

01-3S-16-01903-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

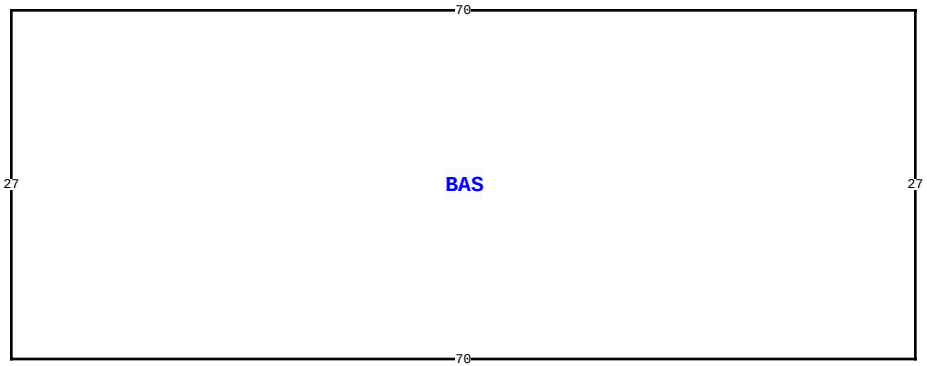
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,890	100		1,890	111,299
TOTALS	1,890			1,890	111,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,890	113.9000	107.07	202,362	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2014 Heated Area: 1890 HX Base Yr 2014



637 NW FALLING CREEK RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		111,299
TOTAL MARKET OB/XF VALUE		9,800
TOTAL LAND VALUE - MARKET		10,320
TOTAL MARKET VALUE		131,419
SOH/AGL Deduction		58,341
ASSESSED VALUE		73,078
TOTAL EXEMPTION VALUE	HX HB VX SX	73,078
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		131,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053684	Electrical Servic		07/29/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1299/1548	5/04/2015	QC	U	I	11	100
GRANTOR: THOMAS P & DYAN L VIG						
GRANTEE: THOMAS P VIGEANT						
1256/1061	6/11/2013	WD	Q	I	01	76,000
GRANTOR: MICHAEL L & KELLI S P						
GRANTEE: THOMAS P & DYAN L V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S27 E70 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 9,800

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	0200	C	MBL HM	100			0.00	0.00	0.86	AC		1.00	1.00	1.00	12,000.00	12,000.00	10,320							

REVIEW DATE 05/04/2023 BY JB Total Acres: 0.86 Total Land Value: 10,320 Market: 0 Agricultural: 0 Common: 10,320 PRINTED 06/08/2026 BY SYS