COMM NE COR OF SE1/4 OF NW1/4 RU
TO W R/W CR-131 RUN SW ALONG R/W
PT OF CURVE, RUN SW'RLY ALONG CU

HILL MARY ANNE E GAUVIN/HILL DEAN G
772 MW FALLING CREEK RD
LAKE CITY, FL 32055

2027

01-3S-16-01909-003

BUILDING CHARACTERISTICS

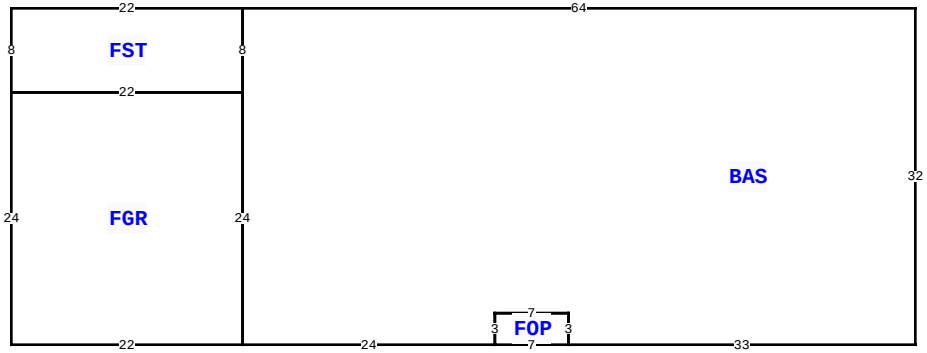
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	2,027	100		2,027	143,099
FGR	528	55		290	20,473
FOP	21	30		6	424
FST	176	55		97	6,848
TOTALS	2,752			2,420	170,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,420	98.7363	108.61	262,836	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2027 HX Base Yr 2021



772 NW FALLING CREEK RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	1,000.00	1,000.00	50	0	0	3	50	500	
4	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,843
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		109,200
TOTAL MARKET VALUE		284,243
SOH/AGL Deduction		169,578
ASSESSED VALUE		114,665
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,254
TOTAL JUST VALUE		284,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047580	Electrical Servic	0	06/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/1893	11/20/2020	WD	Q	I	01	264,500
GRANTOR: ESP RECOVERY LLP						
GRANTEE: MARY ANNE GAUVIN HI						
1237/1202	6/14/2012	WD	U	I	38	90,000
GRANTOR: RUBY PATRICIA FIELDER						
GRANTEE: ESP RECOVERY LLP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 FST= W22 S8 E22 N8$S8 FGR= W22 S24 E22 N24$ S24 E24
FOP= E7 N3 W7 S3$ N3 E7 S3 E33 N32$.

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	15.80	AC		1.00	1.00	1.00	6,500.00	6,500.00	102,700							

REVIEW DATE 07/05/2023 BY TW Total Acres: 16.80 Total Land Value: 109,200 Market: 0 Agricultural: 0 Common: 109,200 PRINTED 11/17/2026 BY SYS