COMM AT NE COR OF SE1/4 OF NW1/4
TO W R/W LINE SR-131, SW ALONG R
TO PT OF CURVE, SW'RLY ALONG CUR

LAVELY LAO/LAVELY JESSICA
936 NW FALLING CREEK RD
LAKE CITY, FL 32055

2027

01-3S-16-01909-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 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	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 03

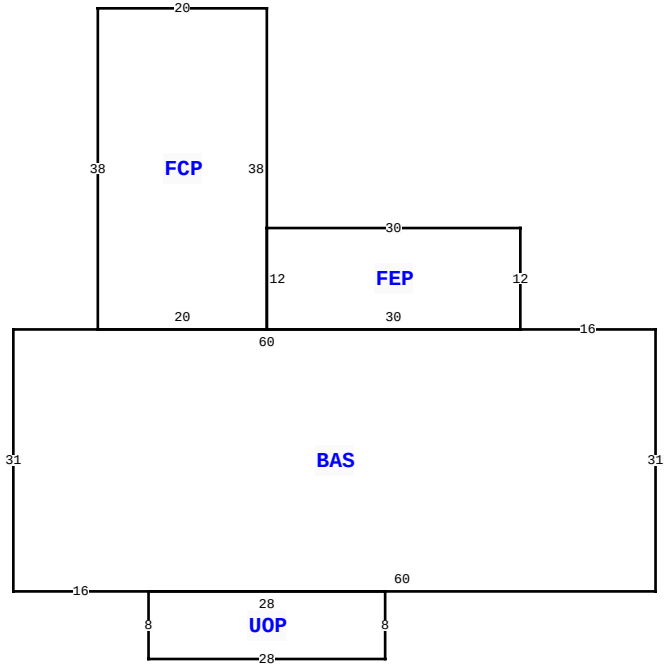
NEIGHBORHOOD/LOC 1316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	175,257
FCP	760	25		190	14,134
FEP	360	85		306	22,763
UOP	224	25		56	4,166
TOTALS	3,700			2,908	216,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,908	136.6200	135.25	393,307	2007	2007	0	0	0	45.00	55.00

1 MANUF 3 100% - 2022 Heated Area: 2356 HX Base Yr 2022



936 NW FALLING CREEK RD, 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	0296	SHED METAL	0	100	24	30	720.00	UT	15.00	15.00	100	2006	2006	3	100	10,800	
2	0040	BARN,POLE	0	100	25	10	250.00	UT	3.00	3.00	100	2009	2009	3	100	750	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		60	3,600	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	
6	0001	RES MISC	0	100	16	30	1.00	UT	14,000.00	14,000.00	100	2024	2023		100	14,000	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	216,319
TOTAL MARKET OB/XF VALUE	42,150
TOTAL LAND VALUE - MARKET	88,950
TOTAL MARKET VALUE	347,419
SOH/AGL Deduction	138,932
ASSESSED VALUE	208,487
TOTAL EXEMPTION VALUE	HX HB 13 205,487
BASE TAXABLE VALUE	3,000
TOTAL JUST VALUE	347,419
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	349,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050276	Mobile Home		07/02/2024
24988	M H	275	09/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/2519	7/21/2021	WD	Q	I	01	355,000
GRANTOR: HARKEY BURL D						
GRANTEE: LAVELY LAO						
1328/0691	12/29/2016	LE	U	V	14	100
GRANTOR: BURL D & LORI A HARKE						
GRANTEE: BURL D & LORI A HAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 W60 S31 E16 E60 N31 $
FCP=[ORIG=-46,0] W20 N38 E20 S38 $
FEP=[ORIG=-16,0] N12 W30 S12 E30 $
UOP=[ORIG=-60,31] S8 E28 N8 W28 $
.

LAND DESCRIPTION

TOTAL OB/XF 42,150

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		A-1	0.00	0.00	11.86	AC		1.00	1.00	1.00	7,500.00	7,500.00	88,950							

REVIEW DATE 08/13/2024 BY JB Total Acres: 11.86 Total Land Value: 88,950 Market: 0 Agricultural: 0 Common: 88,950 PRINTED 11/17/2026 BY SYS