LOT 4 & 5 UNIT 2 CARTER ACRES S/
DESC IN ORB 771-1230.

BLAIR VIRGINA R/BLAIR STEVEN A
1066 NW FALLING CREEK RD
LAKE CITY, FL 32055

2027

01-3S-16-01910-036

BUILDING CHARACTERISTICS

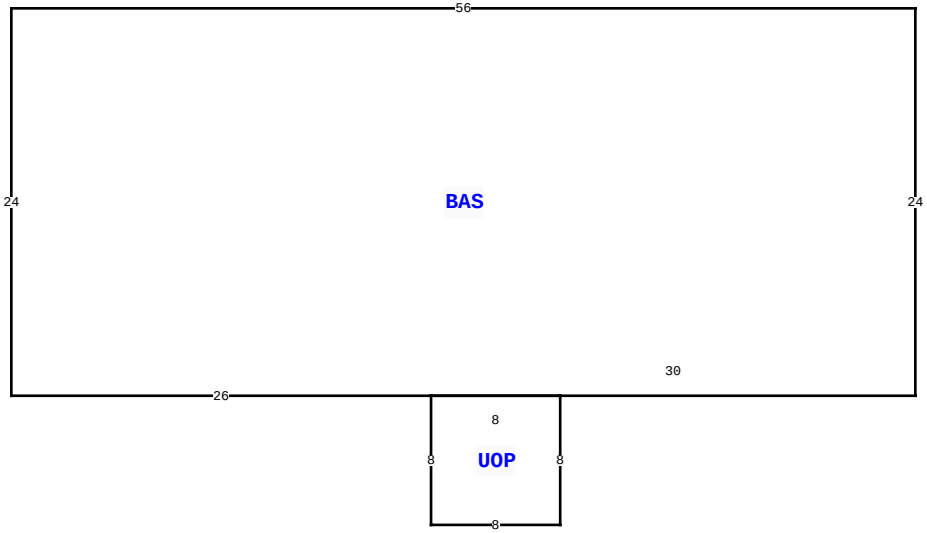
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	1316.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	36,094
UOP	64	25		16	430
TOTALS	1,408			1,360	36,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,360	111.9000	67.14	91,310	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2024 Heated Area: 1344 HX Base Yr 2024



1066 NW FALLING CREEK RD, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		36,524
TOTAL MARKET OB/XF VALUE		17,902
TOTAL LAND VALUE - MARKET		58,815
TOTAL MARKET VALUE		113,241
SOH/AGL Deduction		51,749
ASSESSED VALUE		61,492
TOTAL EXEMPTION VALUE	HX HB	36,492
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		113,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050935	Electrical Servic	0	10/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/1793	6/12/2023	WD	Q	I	01	120,000
GRANTOR: RADCLIFF CONCEPCION						
GRANTEE: BLAIR VIRGINA R						
0783/1940	10/01/1993	WD	U	V	35	13,800
GRANTOR: LENVIL DICKS						
GRANTEE: RANDALL RADCLIFF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E26 UOP= S8 E8 N8 W8$ E30 N24$.

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	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
3	0020	BARN,FR	0	100	32	28	896.00	UT	12.00	12.00	100	2009	2009	3	100	10,752	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 17,902

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	0102	C	SFR/MH	100		RSF/MH	0.00	0.00	5.50	AC		1.00	1.00	0.85	9,000.00	7,650.00	42,075							
2	0000	C	VAC RES	100		RSF/MH	0.00	0.00	1.86	AC		1.00	1.00	1.00	9,000.00	9,000.00	16,740							

REVIEW DATE 10/14/2024 BY tommy Total Acres: 7.36 Total Land Value: 58,815 Market: 0 Agricultural: 0 Common: 58,815 PRINTED 11/16/2026 BY SYS