

LOTS 6 & 7 CARTER ACRES S/D
 UNIT 2 & A PORTION OF LOT 5
 DESC AS: BEG NW COR OF LOT 6,

STRICKLAND FRAN S
 1064 NW FALLING CREEK ROAD
 LAKE CITY, FL 32055

2026

01-3S-16-01910-038

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	04 PLYWOOD 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architctual	01 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	04 04				
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	35,208
TOTALS	1,344			1,344	35,208

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MOBILE HME	100%	0		88,019	1976	1976	0	0	60.00	40.00													
			Heated Area: 1344			HX Base Yr																		
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 56 56 24 24 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS</p> </div> </div>																								
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/08/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/08/2026	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	35,208		
TOTAL MARKET OB/XF VALUE	12,300		
TOTAL LAND VALUE - MARKET	34,300		
TOTAL MARKET VALUE	81,808		
SOH/AGL Deduction	42,254		
ASSESSED VALUE	39,554		
TOTAL EXEMPTION VALUE	30,000		
BASE TAXABLE VALUE	9,554		
TOTAL JUST VALUE	81,808		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	73,233		
SALE: 2:1: 9 LOTS - 9 PARCELS			
XFOB: 1:1: NORMANDY MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0771/1230	12/15/1992	WD	Q	V		8,300
GRANTOR: LENVIL DICKS						
GRANTEE: FRAN STRICKLAND						
0694/0681	8/22/1989	WD	U	V		27,500
GRANTOR: CONANT						
GRANTEE: DICKS						

EXTRA FEATURES																	
L N	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	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
2	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,600	
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	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

TOTAL OB/XF													12,300				
1064 NW FALLING CREEK RD, LAKE CITY																	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W56 S24 E56 N24\$.			

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	3.43	AC		1.00	1.00	1.00	10,000.00	10,000.00	34,300							