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

2027

01-3S-16-01910-038

BUILDING CHARACTERISTICS

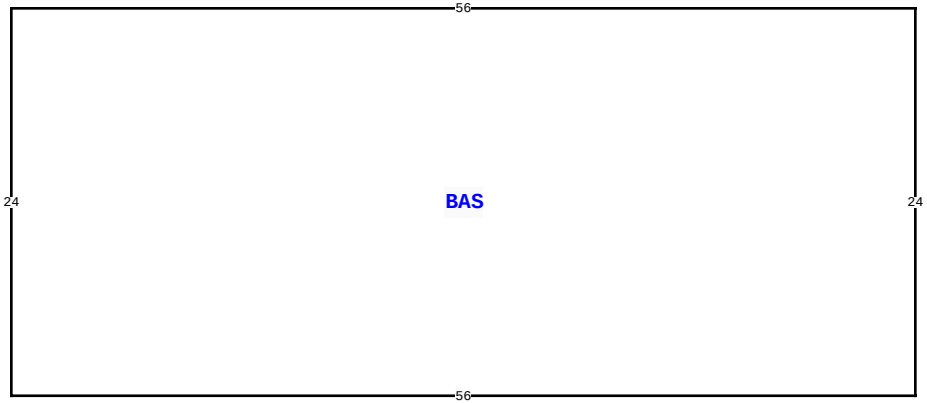
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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
0800	02	1,344	109.1550	65.49	88,019	1976	1976	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1344 HX Base Yr



1064 NW FALLING CREEK RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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		41,067
ASSESSED VALUE		40,741
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		10,741
TOTAL JUST VALUE		81,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,808

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E56 N24$.

LAND DESCRIPTION

TOTAL OB/XF 12,300

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	3.43	AC		1.00	1.00	1.00	10,000.00	10,000.00	34,300							

REVIEW DATE 07/12/2023 BY JB Total Acres: 3.43 Total Land Value: 34,300 Market: 0 Agricultural: 0 Common: 34,300 PRINTED 11/16/2026 BY SYS