

LOT 8 UNIT 2 CARTER ACRES S/D.
461-685, 694-681, 766-1355, WD 1

RICH TRAVIS M/RICH KRISTEN N BARRS
1070 NW FALLING CREEK RD
LAKE CITY, FL 32025

2026

01-3S-16-01910-040
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Stories	1.	1.	100
Units		0	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
BAS	2,100	100	
TOTALS	2,100		2,100 220,988

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2	MANUF	2	100% - 2021		242,844	2020	2020	0	0	9.00	91.00	Heated Area: 2100 HX Base Yr 2021													
<table border="1"> <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>05/11/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/11/2026		MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
			05/11/2026		MLU																				

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		220,988
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		60,960
TOTAL MARKET VALUE		289,148
SOH/AGL Deduction		146,996
ASSESSED VALUE		142,152
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		90,741
TOTAL JUST VALUE		289,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38939	M H	0	11/26/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1403/0599	1/02/2020	WD	U	V	11	100
GRANTOR: KRISTEN BARRS AKA KRI						
GRANTEE: TRAVIS M RICH & KRI						
1391/2632	8/22/2019	WD	Q	V	01	55,000
GRANTOR: LEVI HARKEY, BURL & L						
GRANTEE: KRISTEN BARRS						

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	0296	SHED METAL	0	100	0	0			0.00	100	2020	2020	3	100	200	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

BUILDING NOTES													
1070 NW FALLING CREEK RD, LAKE CITY													

BUILDING DIMENSIONS													
BAS= W70 S30 E70 N30\$.													

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	0200	C	MBL HM	100		RSF/MH	0.00	0.00	7.62	AC		1.00	1.00	1.00	8,000.00	8,000.00	60,960							