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

2027

01-3S-16-01910-040

BUILDING CHARACTERISTICS

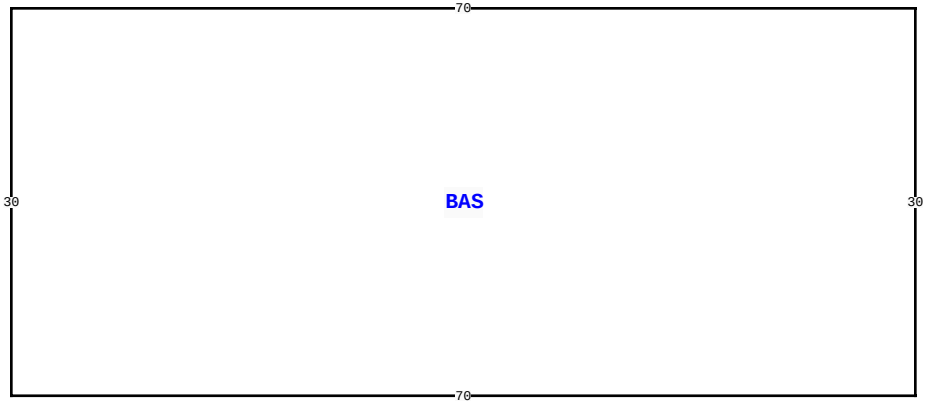
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100		2,100	210,057
TOTALS	2,100			2,100	210,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,100	114.5000	109.92	230,832	2020	2020	0	0	0	9.00	91.00

2 MANUF 2 100% - 2021 Heated Area: 2100 HX Base Yr 2021



1070 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		210,057
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		60,960
TOTAL MARKET VALUE		278,217
SOH/AGL Deduction		131,800
ASSESSED VALUE		146,417
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,006
TOTAL JUST VALUE		278,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,396

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S30 E70 N30$.

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	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	200	
2	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 7,200

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		RSF/MH	0.00	0.00	7.62	AC		1.00	1.00	1.00	8,000.00	8,000.00	60,960							

REVIEW DATE 05/08/2023 BY JB Total Acres: 7.62 Total Land Value: 60,960 Market: 0 Agricultural: 0 Common: 60,960 PRINTED 11/16/2026 BY SYS