LOT 16 UNIT 2 CARTER ACRES S/D.
533-621, 625-238, FJ 967-654, 97

FALLING CREEK FLORIDA LAND TRUST
926 ROCK BAY DRIVE, C/O CLARENCE TYLER
JACKSONVILLE, FL 32218

2027

01-3S-16-01910-048

BUILDING CHARACTERISTICS

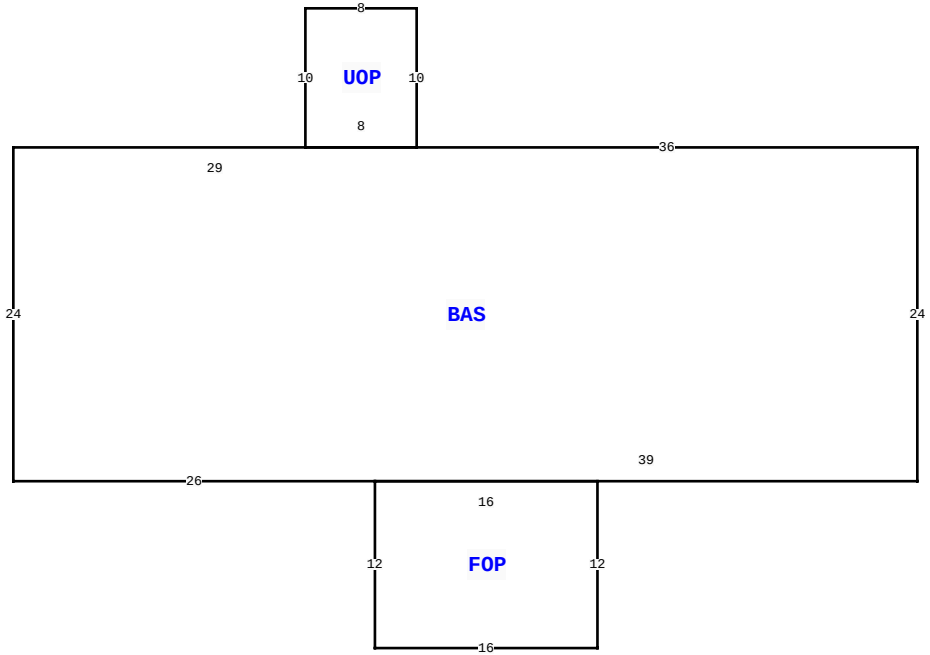
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,560	100		1,560	43,805
FOP	192	35		67	1,881
UOP	80	25		20	562
TOTALS	1,832			1,647	46,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,647	117.0000	70.20	115,619	1979	1979	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2017 Heated Area: 1560 HX Base Yr 2017



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	0200	GARAGE F	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	7,500	
2	0060	CARPORT F	0	100	22	10	220.00	UT	4.50	4.50	75	2009	2009	3	75	743	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	

586 NW FALLING CREEK RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	46,248
TOTAL MARKET OB/XF VALUE	15,343
TOTAL LAND VALUE - MARKET	15,840
TOTAL MARKET VALUE	77,431
SOH/AGL Deduction	31,814
ASSESSED VALUE	45,617
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	20,617
TOTAL JUST VALUE	77,431
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1321/1415	8/10/2016	WD	U	I	11	100
GRANTOR: CLARENCE T TYLER						
GRANTEE: CLARENCE T TYLER AS						
1275/1268	5/28/2014	WD	U	I	12	34,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: CLARENCE T TYLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UOP= N10 W8 S10 E8$W29 S24 E26 FOP= S12 E16 N12 W16$ E39 N24$.

LAND DESCRIPTION

TOTAL OB/XF 15,343

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	1.32	AC		1.00	1.00	1.00	12,000.00	12,000.00	15,840							

REVIEW DATE 05/08/2023 BY JB Total Acres: 1.32 Total Land Value: 15,840 Market: 0 Agricultural: 0 Common: 15,840 PRINTED 11/16/2026 BY SYS