

BEG AT SE COR OF SEC 1, RUN S 86  
 LINE HIGH FALLS DR, W ALONG R/W  
 539.81 FT, S 75 DEG W 698.32 FT,

CURLIN JARED  
 3886 SE HIGH FALLS RD  
 LAKE CITY, FL 32025

2026

01-5S-17-09058-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 5,900 TOTAL LAND VALUE - MARKET 137,610 TOTAL MARKET VALUE 10,196 SOH/AGL Deduction 190 ASSESSED VALUE 10,006 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 10,006 TOTAL JUST VALUE 143,510 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 143,510											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1440/391 6/17/2021 QC U I 11 100 GRANTOR: PEARCE LOIS R GRANTEE: CURLIN JARED 1440/388 6/17/2021 QC U I 11 100 GRANTOR: MCCALL VERA GRANTEE: PEARCE LOIS R											
																				BLD DATE LGL DATE XF DATE LAND DATE 05/07/2026 MLU INC DATE AG DATE											
TOTALS																															
EXTRA FEATURES																				BUILDING NOTES											
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	BUILDING DIMENSIONS													
1	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500															
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400															
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000															
LAND DESCRIPTION										TOTAL OB/XF 5,900																					
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	5600	A	TIMBER 3	0					15.29	AC		1.00	1.00	1.00	281.00	281.00	4,296														
2	9910	M	MKT.VAL.AG	0					15.29	AC		1.00	1.00	1.00	9,000.00	9,000.00	137,610														
REVIEW DATE 07/18/2017 BY BC Total Acres: 15.29 Total Land Value: 4,296 Market: 137,610 Agricultural: 4,296 Common: 0 PRINTED 06/23/2026 BY SYS																															