

COMM NW COR OF NE1/4 OF SW1/4,
 CUN S 653.03 FT, E 456.97 FT
 FOR POB, CONT E 456.97 FT, S

FALCONER CARL J/FALCONER CATHY A
 254 SW SERENITY GLN
 HIGH SPRINGS, FL 32643

2026

04-7S-17-09889-009


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 0 TOTAL LAND VALUE - MARKET 110,550 TOTAL MARKET VALUE 110,550 SOH/AGL Deduction 37,716 ASSESSED VALUE 72,834 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 72,834 TOTAL JUST VALUE 110,550 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 95,475																	
DOR CODE		0000 VACANT																				PERMIT NUM				DESCRIPTION				AMT				ISSUED			
MAP NUM																																					
NEIGHBORHOOD/LOC		4717.0200 1.00/																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1337/2648 5/31/2017 WD U V 16 16,700 GRANTOR: KEVIN C TRUE GRANTEE: CARL J & CATHY A FA 1337/2646 5/26/2017 WD U V 16 16,700 GRANTOR: ERIC TRUE GRANTEE: CARL J & CATHY A FA																
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/06/2026 MLU																	
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																				
LAND DESCRIPTION										TOTAL OB/XF										0																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	0000	C	VAC RES	0		00	0.00	0.00	10.05	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,550																				
REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.05 Total Land Value: 110,550 Market: 0 Agricultural: 0 Common: 110,550 PRINTED 05/08/2026 BY SYS																																					