LOTS 1-12 & 14-15 FALLING CREEK VILLAGE UNIT 1 (A REPLAT OF FALLING CREEK RETIREMENT

L & L DEVELOPMENT & SERVICES
185 NE DWELLING PL
LAKE CITY, FL 32055

2027

05-3S-17-04842-108

BUILDING CHARACTERISTICS

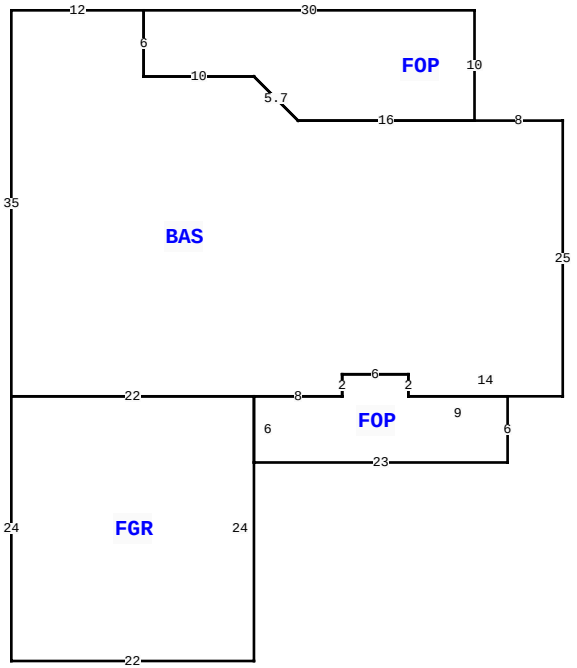
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	5317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,406	100		1,406	135,830
FGR	528	55		290	28,016
FOP	150	30		45	4,347
FOP	252	30		76	7,343
TOTALS	2,336			1,817	175,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,817	117.1000	128.81	234,048	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 0 Heated Area: 1406 HX Base Yr



185 NE DWELLING PL, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	175,536
TOTAL MARKET OB/XF VALUE	1,301
TOTAL LAND VALUE - MARKET	210,900
TOTAL MARKET VALUE	387,737
SOH/AGL Deduction	0
ASSESSED VALUE	387,737
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	387,737
TOTAL JUST VALUE	387,737
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	390,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FOP= N10 W30 S6 E10 D4 R4 E16$ W16 L4 U4 W10 N6 W12 S35 FGR= S24 E22 N24 W22$ E22 FOP= S6 E23 N6 W9 N2 W6 S2 W8$ E8 N2 E6 S2 E14 N25$.

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	0166	CONC,PAVMT	0	0	0	0	867.00	UT	1.50	1.50	100	2000	2000	3	100	1,301	

LAND DESCRIPTION

TOTAL OB/XF 1,301

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	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							
2	0000	C	VAC RES	0		RSF-2	0.00	0.00	13.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	192,400							

REVIEW DATE 08/10/2015 BY DF Total Acres: 7.87 Total Land Value: 210,900 Market: 0 Agricultural: 0 Common: 210,900 PRINTED 11/17/2026 BY SYS