LOT 13 FALLING CREEK VILLAGE
UNIT 1 (A REPLAT OF FALLING
CREEK RETIREMENT VILLAGE UT 1).

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

2026

05-3S-17-04842-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
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
Quality	06	06

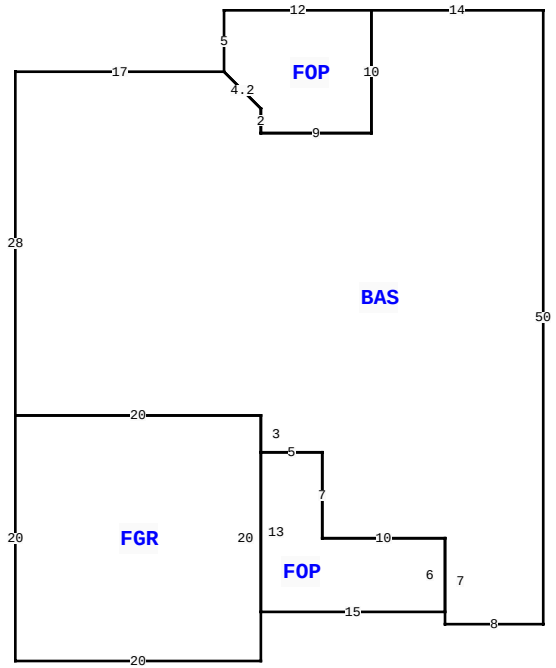
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	5317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100		1,476	197,172
FGR	400	55		220	29,389
FOP	110	30		33	4,408
FOP	125	30		38	5,076
TOTALS	2,111			1,767	236,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,767	126.0000	143.64	253,812	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 0% - 0 Heated Area: 1476 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

260 NE DWELLING PL, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	236,045
TOTAL MARKET OB/XF VALUE	2,250
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	258,295
SOH/AGL Deduction	0
ASSESSED VALUE	258,295
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,295
TOTAL JUST VALUE	258,295
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37062	SFR	841	08/06/2018

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= W12 S5 D3 R3 S2 E9 N10$ S10 W9 N2 L3 U3 W17 S28 FGR= S20 E20 N20 W20$ E20 S3 FOP= S13 E15 N6 W10 N7 W5$ E5 S7 E10 S7 E8 N50$.

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	20	50	1,000.00	UT	2.25	2.25	100	2018	2018	3	100	2,250	

LAND DESCRIPTION

TOTAL OB/XF 2,250

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	20,000.00	20,000.00	20,000							

REVIEW DATE 01/30/2019 BY HC Total Acres: 0.50 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 05/13/2026 BY SYS