BEING PART OF LOT 5 FALLING CREE
THE NORTH 4 AC OF LOT 5 FALLING
BEING NORTH OF THE FOLLOWING DES

COLUMBIA COUNTY, FLORIDA
135 NE HERNANDO AVE 203
LAKE CITY, FL 32055

2026

05-3S-17-04851-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY IMP	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.0200 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

264 NE GILBERT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		13,500
TOTAL LAND VALUE - MARKET		32,400
TOTAL MARKET VALUE		45,900
SOH/AGL Deduction		5,607
ASSESSED VALUE		40,293
TOTAL EXEMPTION VALUE	03	40,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		45,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		44,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047075	Demolition	0	04/27/2023
30471	M H	0	09/17/2012
30471	M H	0	09/17/2012
30415	M H	0	08/23/2012
19063	M H	125	12/20/2001
7448	M H	60	08/04/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1521/1356	8/14/2024	CY	U	V	18	100
GRANTOR: COLUMBIA COUNTY, FLOR						
GRANTEE: COLUMBIA COUNTY, FL						
1443/2699	7/30/2021	WD	U	I	18	140,000
GRANTOR: ADLER REBECCA L						
GRANTEE: COLUMBIA COUNTY FLO						

BUILDING NOTES

BUILDING DIMENSIONS

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,000.00	1,000.00	50	1993	1993	3	50	500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 13,500

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	8600	C	COUNTY	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	0.90	9,000.00	8,100.00	32,400							

REVIEW DATE 05/02/2023 BY randall Total Acres: 4.00 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 06/08/2026 BY SYS