

LOT 7 FALLING CREEK FARMS S/D UN
 COMM NE COR OF SE1/4 OF NE1/4, R
 FT, W'LY ALONG GRADED ROAD 301.2

JORDAN SCOTT/MONTELO LEA
 746 NE CHESHIRE LN
 LAKE CITY, FL 32055

2026

05-3S-17-04851-002


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 7,000 TOTAL LAND VALUE - MARKET 18,000 TOTAL MARKET VALUE 25,000 SOH/AGL Deduction 1,460 ASSESSED VALUE 23,540 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 23,540 TOTAL JUST VALUE 25,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 21,400											
																				PERMIT NUM DESCRIPTION AMT ISSUED 000055100 Right-of-Way Acce 02/24/2026											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1561/1464 2/13/2026 WD Q I 01 18,500 GRANTOR: MCCOMBS FAMILY TRUST GRANTEE: JORDAN SCOTT 1523/1479 9/04/2024 QC U I 11 100 GRANTOR: MCCOMBS TERRELL E GRANTEE: MCCOMBS FAMILY TRUS											
DOR CODE 0700 MISC IMPROVED										BLD DATE										LGL DATE											
MAP NUM MKT AREA 03										XF DATE										LAND DATE 05/08/2026 MLU											
NEIGHBORHOOD/LOC 5317.0200 1.00/										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES																															
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																
1	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																	
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		A-1	0.00	0.00	2.00	AC		1.00	1.00	0.90	10,000.00	9,000.00	18,000														
REVIEW DATE 08/10/2015 BY DF Total Acres: 2.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 06/08/2026 BY SYS																															