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/MONTELLO LEA
746 NE CHESHIRE LN
LAKE CITY, FL 32055

2027

05-3S-17-04851-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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

150 NE GILBERT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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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	12,000
TOTAL MARKET VALUE	19,000
SOH/AGL Deduction	0
ASSESSED VALUE	19,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,000
TOTAL JUST VALUE	19,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055100	Right-of-Way Acce		02/24/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	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						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	0.60	10,000.00	6,000.00	12,000							

REVIEW DATE 06/30/2026 BY TP Total Acres: 2.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS