

LOT 6 FALLING CREEK FARMS UNR.
 COMM SE COR OF NE1/4 OF SE1/4, N
 301.21 FT, N 291.29 FT FOR POB,

MORGAN FLUN RICHARD/RUIS MARY
 302 SW BURNETT LN
 LAKE CITY, FL 32024

2026

05-3S-17-04851-004



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 6,000 TOTAL LAND VALUE - MARKET 25,200 TOTAL MARKET VALUE 31,200 SOH/AGL Deduction 3,983 ASSESSED VALUE 27,217 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 27,217 TOTAL JUST VALUE 31,200 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 27,000 BLDG:2:1: FRON MH											
DOR CODE		0700 MISC IMPROVED																		PERMIT NUM DESCRIPTION AMT ISSUED 37796 PUMP/UTPOL 50 02/26/2019 8552 M H 125 06/30/1994											
MAP NUM		5317.0200 1.00/																		SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1384/0704 4/02/2019 QC U V 11 25,000 GRANTOR: UTHRIVE REAL ESTATE P GRANTEE: FLUN RICHARD MORGAN 1381/0291 3/25/2019 FJ U V 18 0 GRANTOR: CLERK OF COURT GRANTEE: UTHRIVE REAL ESTATE											
NEIGHBORHOOD/LOC																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2026 MLU											
TOTALS										208 NE GILBERT CT, LAKE CITY										BUILDING NOTES BUILDING DIMENSIONS											
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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000															
2	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 6,000																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0.70	12,000.00	8,400.00	16,800														
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.70	12,000.00	8,400.00	8,400														
REVIEW DATE		08/10/2015 BY DF								Total Acres: 3.00 Total Land Value: 25,200										Market: 0 Agricultural: 0 Common: 25,200 PRINTED 06/09/2026 BY SYS											