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

2027

05-3S-17-04851-004

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

208 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	6,000
TOTAL LAND VALUE - MARKET	25,200
TOTAL MARKET VALUE	31,200
SOH/AGL Deduction	1,261
ASSESSED VALUE	29,939
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,939
TOTAL JUST VALUE	31,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,200

BLDG:2:1: FRON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37796	PUMP/UTPOL	50	02/26/2019
8552	M H	125	06/30/1994

SALES DATA

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

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	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

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	0.70	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 11/17/2026 BY SYS