

LOTS 1 & 2 OF FALLING CREEK FARM  
 COMM NE COR OF SE1/4 OF NE1/4, R  
 RUN E 50.02 FT FOR POB, CONT E 3

CLAY EDWARD H/CLAY SUSAN E  
 313 NE HUMPHREY CT  
 LAKE CITY, FL 32055

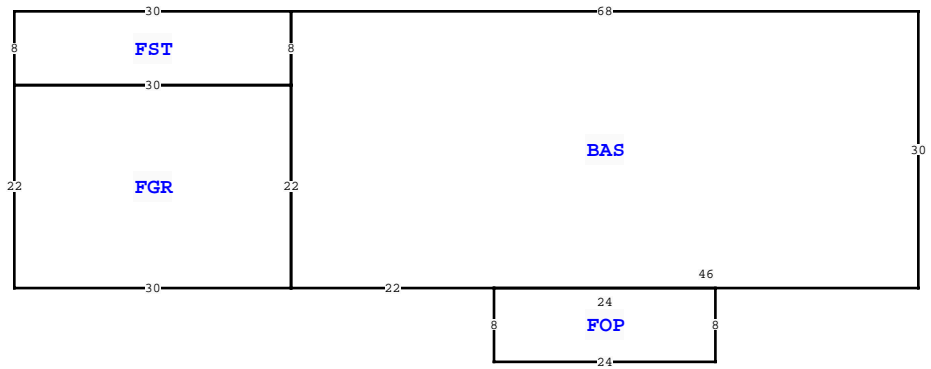
2026

05-3S-17-04851-007



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	17 MSNRY STUC 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LAM/VNLPLK 80				
Interior Floor	15 HARDTILE 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual Units	05 CONV 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
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
BAS	2,040	100		2,040	159,107
FGR	660	55		363	28,311
FOP	192	30		58	4,523
FST	240	55		132	10,295
TOTALS	3,132			2,593	202,237

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021								
				Heated Area: 2040			HX Base Yr 2021				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			202,237
TOTAL MARKET OB/XF VALUE			19,026
TOTAL LAND VALUE - MARKET			16,400
TOTAL MARKET VALUE			237,663
SOH/AGL Deduction			62,451
ASSESSED VALUE			175,212
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			123,801
TOTAL JUST VALUE			237,663
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			233,663
BLDG:3:1: CYPRESS MH			
LAND:2:1: WASTELAND			
XFOB:2:1: NEWMOON MH			
BLDG:2:1: NEWMOON MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052463	Electrical Servic	0	02/28/2025
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
1358/1186	4/20/2018	WD Q	I 01 135,000
GRANTOR: STEVEN J WINSBERG			
GRANTEE: EDWARD H & SUSAN E			
1358/1186	4/20/2018	WD Q	I 01 135,000
GRANTOR: WINSBERG STEVEN J			
GRANTEE: CLAY EDWARD H			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W68 FST= W30 S8 E30 N8\$S8 FGR= W30 S22 E30 N22\$ S22 E22 FOP= S8 E24 N8 W24\$ E46 N30\$.			

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	0070	CARPORT UF	0	100	20	22	440.00	UT	1.80	1.80	100	1994	1994	3	100	792
2	0166	CONC, PAVMT	0	100	20	40	800.00	UT	0.84	0.84	100	1994	1994	3	100	672
3	0166	CONC, PAVMT	0	100	14	24	336.00	UT	0.84	0.84	100	1994	1994	3	100	282
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200
6	0294	SHED WOOD/	0	100	12	28	336.00	UT	15.00	15.00	100	2025	2024		100	5,040
7	0294	SHED WOOD/	0	100	12	28	336.00	UT	15.00	15.00	100	2025	2024		100	5,040
TOTAL OB/XF 19,026																

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	9630	C	SWAMP	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	100.00	100.00	400							
3	0102	C	SFR/MH	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							