

PART OF LOT 5 FALLING CREEK FARM
 COMM NW COR OF SE1/4 OF NE1/4, R
 E 1027.56 FT, S 222.69 FT FOR PO

COLUMBIA COUNTY, FLORIDA
 135 NE HERNANDO AVE, SUITE 203
 LAKE CITY, FL 32055

2026

05-3S-17-04851-013



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 0 TOTAL LAND VALUE - MARKET 12,000 TOTAL MARKET VALUE 12,000 SOH/AGL Deduction 1,550 ASSESSED VALUE 10,450 TOTAL EXEMPTION VALUE 03 10,450 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 12,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 9,500																																			
																				XFOB:1:1: PEACH MH BLDG:1:1: PEACH MH																																			
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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																																							
LAND DESCRIPTION										TOTAL OB/XF										0																																			
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	8600	C	COUNTY	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000																																						
REVIEW DATE 05/07/2026 BY MLU Total Acres: 1.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 06/09/2026 BY SYS																																																							