

THAT PART OF NE1/4 OF SW1/4 AS L
N OF OLD SR-25 & W OF CR-131 & E
DRAINAGE EASEMENT.

FALLING CREEK PROPERTIES LLC
1701 GULFSTREAM AVE #727
FORT PIERCE, FL 34949

2026

12-3S-16-02090-000



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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 4,200 TOTAL LAND VALUE - MARKET 40,600 TOTAL MARKET VALUE 5,103 SOH/AGL Deduction 1,090 ASSESSED VALUE 4,013 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 4,013 TOTAL JUST VALUE 44,800 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 44,800																							
																				LAND: 2:1: SEPTIC NOT ON PROP SALE: 4:1: \$.70 STAMPS XFOB: 3:1: POLE SHED AND 2 BARN, SALVAGE SALE: 2:1: SEE NOTE																							
																				PERMIT NUM DESCRIPTION AMT ISSUED																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1099/2772</td> <td>10/18/2006</td> <td>WD</td> <td>Q</td> <td>V</td> <td></td> <td>42,700</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1099/2772	10/18/2006	WD	Q	V		42,700
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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																										
1	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200																											
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																											
LAND DESCRIPTION																	TOTAL OB/XF 4,200																										
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	5500	A	TIMBER 2	0		A-1	0.00	0.00	2.03	AC		1.00	1.00	1.00	445.00	445.00	903																										
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	2.03	AC		1.00	1.00	1.00	20,000.00	20,000.00	40,600																										
REVIEW DATE 05/09/2023 BY JB Total Acres: 2.03 Total Land Value: 903 Market: 40,600 Agricultural: 903 Common: 0 PRINTED 05/12/2026 BY SYS																																											