N1/2 OF NE1/4, EX 12 AC OFF E SI
S OF HIGH FALLS RD, EX COMM NW C
RUN S TO N R/W HIGH FALLS RD, RU

MCCALL LEON
4180 SE HIGH FALLS DR
LAKE CITY, FL 32025

2027

12-5S-17-09215-000

BUILDING CHARACTERISTICS

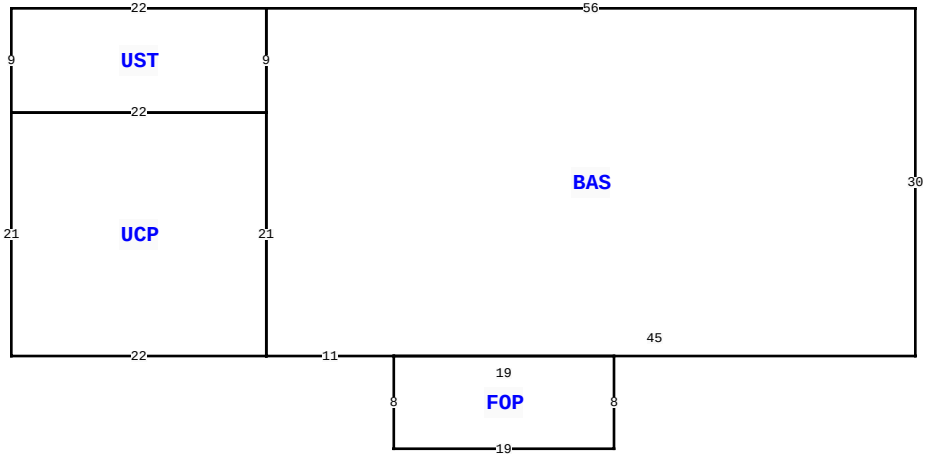
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 70
Exterior Wall	08	WD OR PLY 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	27,292
FOP	152	30		46	747
UCP	462	20		92	1,495
UST	198	45		89	1,446
TOTALS	2,492			1,907	30,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,907	59.0730	64.98	123,917	1965	1965	0	0	40	35.00	25.00

1 SINGLE FAM 0% - 0 Heated Area: 1680 HX Base Yr



4149 SE HIGH FALLS RD, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	30,979
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	312,840
TOTAL MARKET VALUE	52,981
SOH/AGL Deduction	0
ASSESSED VALUE	52,981
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,981
TOTAL JUST VALUE	344,619
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,182

LAND:4:1: JOINS 9056-000 AND 9058-000
LAND:3:1: JOINS 9056-000 AND 9058-000
LAND:2:1: JOINS 9056-000 9058-000
LAND:1:1: JOINS 9058-000 AND 9056-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9922	M H	125	07/05/1995

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 UST= W22 S9 E22 N9$ S9 UCP= W22 S21 E22 N21 $ S21 E11 FOP= S8 E19 N8 W19$ E45 N30$.

LAND DESCRIPTION

TOTAL OB/XF 800

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	55.88	AC		1.00	1.00	1.00	281.00	281.00	15,702							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	55.88	AC		1.00	1.00	1.00	5,500.00	5,500.00	307,340							

REVIEW DATE 08/01/2017 BY DF Total Acres: 56.88 Total Land Value: 21,202 Market: 307,340 Agricultural: 15,702 Common: 5,500 PRINTED 11/17/2026 BY SYS