

12 AC OFF E SIDE OF NE1/4 OF NE1
S OF HIGH FALLS RD EX EAST 35 FT
ORB 1281-1264.

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

2026

12-5S-17-09215-001



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 0 TOTAL LAND VALUE - MARKET 88,160 TOTAL MARKET VALUE 4,904 SOH/AGL Deduction 0 ASSESSED VALUE 4,904 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 4,904 TOTAL JUST VALUE 88,160 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 66,120																							
																				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>1281/1264</td> <td>9/11/2014</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>5,200</td> </tr> </tbody> </table> GRANTOR: MCCALL LEON GRANTEE: ROBERTS MIKE										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1281/1264	9/11/2014	WD	Q	V	01	5,200
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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																											
																	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	DPTH 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	11.02	AC		1.00	1.00	1.00	445.00	445.00	4,904																										
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.02	AC		1.00	1.00	1.00	8,000.00	8,000.00	88,160																										
REVIEW DATE 05/06/2026 BY MLU Total Acres: 11.02 Total Land Value: 4,904 Market: 88,160 Agricultural: 4,904 Common: 0 PRINTED 05/12/2026 BY SYS																																											