COMM AT W LINE OF NE1/4 & N R/W RD, RUN NE ALONG R/W 729 FT FOR APPROX 970 FT, E 351 FT, S APPRO

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

2026

12-5S-17-09215-002

BUILDING CHARACTERISTICS

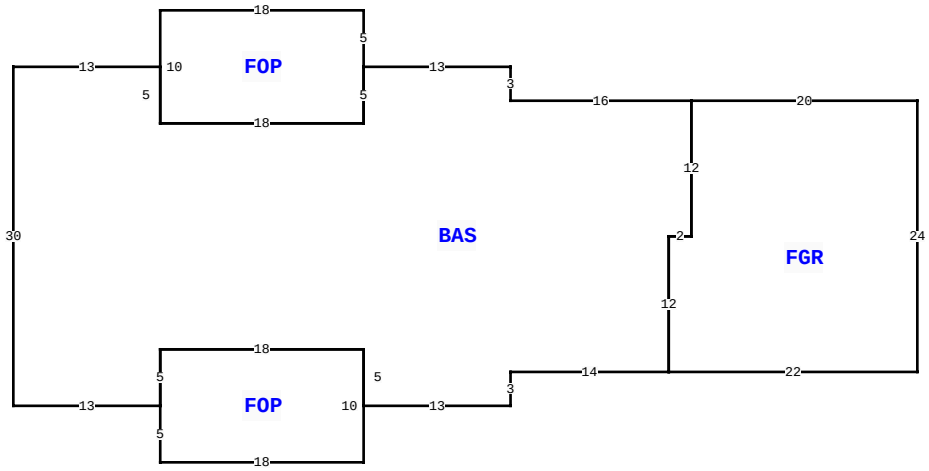
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,500	100		1,500	135,372
FGR	504	55		277	24,998
FOP	180	30		54	4,873
FOP	180	30		54	4,873
TOTALS	2,364			1,885	170,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,885	113.4900	127.11	239,602	1996	1996	0	0	0	29.00	71.00

2 SINGLE FAM 100% - 0 Heated Area: 1500 HX Base Yr



4180 SE HIGH FALLS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0166	CONC,PAVMT	0	100	0	0	408.00	UT	1.50	1.50	100	1996	1996	3	100	612	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	170,117
TOTAL MARKET OB/XF VALUE	912
TOTAL LAND VALUE - MARKET	79,000
TOTAL MARKET VALUE	184,912
SOH/AGL Deduction	67,003
ASSESSED VALUE	117,909
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	16,498
TOTAL JUST VALUE	250,029
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,425

PRMT:2:1: NO CHARGE DUE TO BURN OUT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10658	SFR	0	01/18/1996
10331	PUMP/UTPOL	30	10/16/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1032/2293	12/09/2004	WD	Q	I	06	100

GRANTOR: LEON MCCALL

GRANTEE: LEON & VERA MCCALL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 N3 W13 FOP= N5 W18 S10 E18 N5$ S5 W18 N5 W13 S30 E13 FOP= S5 E18 N10 W18 S5$ N5 E18 S5 E13 N3 E14 FGR= E22N24 W20 S12 W2 S12$ N12 E2 N12$.

LAND DESCRIPTION

TOTAL OB/XF 912

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	5600	A	TIMBER 3	0			0.00	0.00	6.70	AC		1.00	1.00	1.00	281.00	281.00	1,883							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	6.70	AC		1.00	1.00	1.00	10,000.00	10,000.00	67,000							

REVIEW DATE 08/01/2017 BY DF Total Acres: 7.70 Total Land Value: 13,883 Market: 67,000 Agricultural: 1,883 Common: 12,000 PRINTED 06/26/2026 BY SYS