BEG SE COR OF W1/2 OF NE1/4 OF N
188.57 FT, N 12 DEG W 438.12 FT
HIGH FALLS RD, NE'LY ALONG R/W A

ZONA ROBERT M/ZONA CHARLENE M
4533 SE HIGH FALLS RD
LAKE CITY, FL 32025

2027

12-5S-17-09216-002

BUILDING CHARACTERISTICS

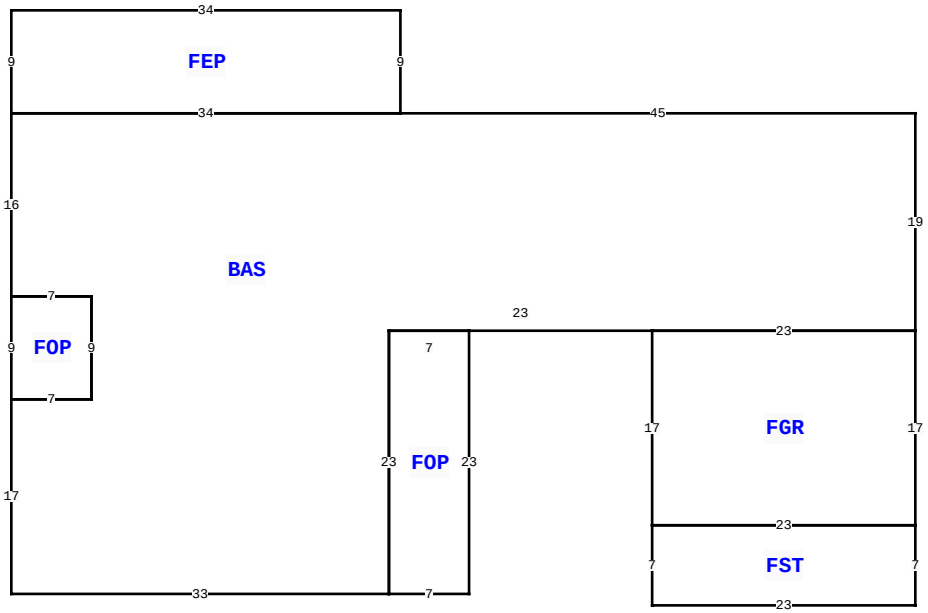
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	0100	SINGLE FAMILY
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	2,197	100		2,197	176,736
FEP	306	80		245	19,709
FGR	391	55		215	17,295
FOP	63	30		19	1,528
FOP	161	30		48	3,861
FST	161	55		89	7,160
TOTALS	3,279			2,813	226,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,813	112.5120	123.76	348,137	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 2197 HX Base Yr 2019



4533 SE HIGH FALLS RD, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		226,289
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		37,100
TOTAL MARKET VALUE		273,389
SOH/AGL Deduction		84,209
ASSESSED VALUE		189,180
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		137,769
TOTAL JUST VALUE		273,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041553	Electrical Servic	0	03/19/2021
8559	PUMP/UTPOL	30	07/05/1994
7116	M H	60	05/04/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/1364	9/20/2018	WD	U	I	12	137,100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: ROBERT M & CHARLENE						
1363/1375	6/27/2018	CT	U	I	18	86,000
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 FEP= N9 W34 S9 E34$ W34 S16 FOP= S9 E7 N9 W7$ E7 S9 W7 S17 E33 FOP= E7 N23W7 S23$ N23 E23 FGR= S17 FST= S7 E23 N7 W23$ E23 N17 W23$ E23 N19$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	1980	1980	3	100	2,500	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
10	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	2.65	AC		1.00	1.00	1.00	14,000.00	14,000.00	37,100							

REVIEW DATE 06/23/2021 BY JB Total Acres: 2.65 Total Land Value: 37,100 Market: 0 Agricultural: 0 Common: 37,100 PRINTED 11/17/2026 BY SYS