

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

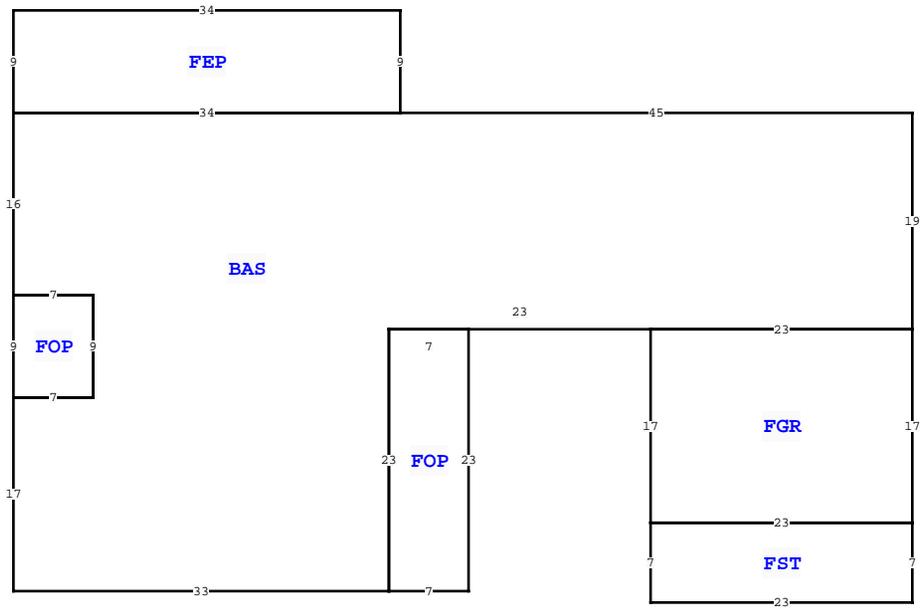
ZONA ROBERT M/ZONA CHARLENE M  
4533 SE HIGH FALLS RD  
LAKE CITY, FL 32025

**2026**

12-5S-17-09216-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
BAS	2,197	100	
FEP	306	80	
FGR	391	55	
FOP	63	30	
FOP	161	30	
FST	161	55	
TOTALS	3,279		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2019		360,795	1980	1980	0	0	35.00	65.00
Heated Area: 2197 HX Base Yr 2019											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			234,517
TOTAL MARKET OB/XF VALUE			10,000
TOTAL LAND VALUE - MARKET			37,100
TOTAL MARKET VALUE			281,617
SOH/AGL Deduction			97,947
ASSESSED VALUE			183,670
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			132,259
TOTAL JUST VALUE			281,617
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			272,503

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0
2	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	100	1980
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2005
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2005
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2017
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2017
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2017
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2017
9	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2017
10	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2022

TOTAL OB/XF												10,000			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0100	C	SFR	100		A-1	0.00	0.00	2.65	AC	1.00				

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

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\$.											

LAND DESCRIPTION												TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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							