

COMM AT NW COR OF NE1/4 OF NW 1/
 FT. S 457.75 FT FOR POB, RUN E 2
 344.38 FT, SW 456.77 FT, CONT SW

WALLACE MARSHA D/EDENFIELD REBECCA LYNN
 4553 SE HIGH FALLS RD
 LAKE CITY, FL 32025

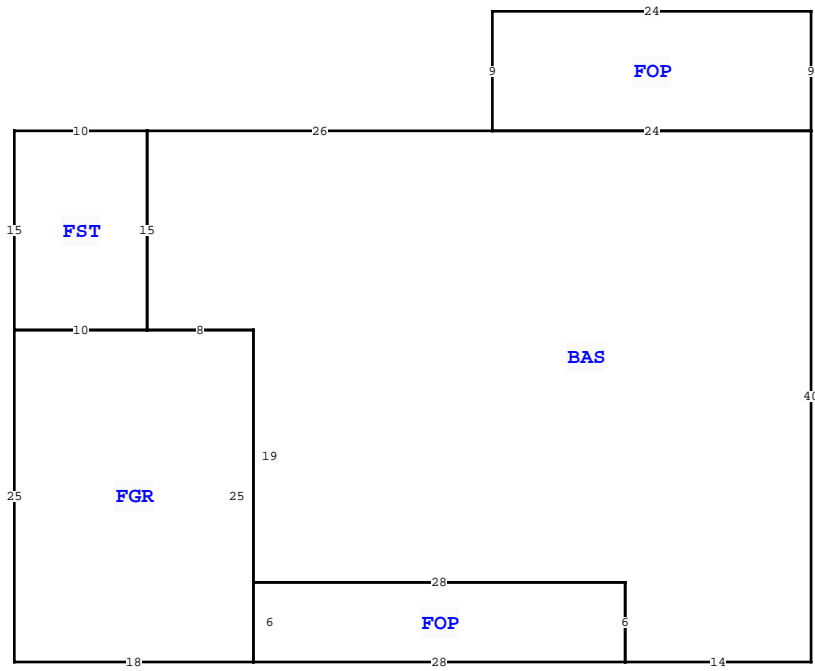
2026

12-5S-17-09216-003



ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	07	CORK/VTILE	60		
Interior Floor	14	CARPET	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		1.5	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	1,632	100		1,632	129,535
FGR	450	55		248	19,684
FOP	168	30		50	3,969
FOP	216	30		65	5,159
FST	150	55		82	6,508
TOTALS	2,616			2,077	164,854

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,077	109.0280	122.11	253,622	1994	1994	0	0	35.00	65.00
1 SINGLE FAM 0% - 2025 Heated Area: 1632 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			164,854
TOTAL MARKET OB/XF VALUE			1,400
TOTAL LAND VALUE - MARKET			53,000
TOTAL MARKET VALUE			180,374
SOH/AGL Deduction			0
ASSESSED VALUE			180,374
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			180,374
TOTAL JUST VALUE			219,254
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			216,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8111	SFR	45,000	02/25/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1313/1485	4/10/2016	LE	U	I	30	100

GRANTOR: CLEDAS & BETTY DICKS
 GRANTEE: MARSHA D WALLACE &
 0767/0159 11/03/1992 PR U V 11 0
 GRANTOR: FANNIE DICKS EST
 GRANTEE: CLEDAS DICKS

EXTRA FEATURES		BLD DATE		LGL DATE	
L	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0190	FPLC PF	0	0	0
2	0166	CONC, PAVMT	0	0	0

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,200.00	100	0	0	3	100	1,200	
0.00	100	2005	2005	3	100	200	

BUILDING NOTES											
4514 SE HIGH FALLS RD, LAKE CITY											

BUILDING DIMENSIONS											
BAS= W26 FST= W10 S15 E10 N15\$ S15 FGR= W10 S25 E18 N25W8\$ E8 S19 FOP= S6 E28 N6 W28\$ E28 S6 E14 N40 FOP= N9 W24 S9 E24\$ W24\$.											

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
2	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							
3	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							