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

**2027**

**12-5S-17-09216-003**

## BUILDING CHARACTERISTICS

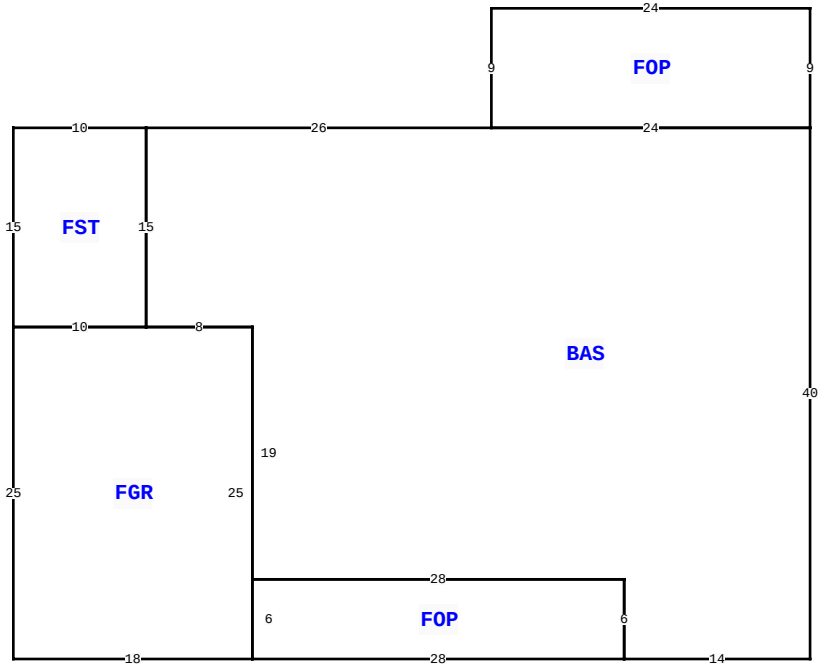
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | 127,222 |
| FGR | 450 | 55 | | 248 | 19,333 |
| FOP | 168 | 30 | | 50 | 3,898 |
| FOP | 216 | 30 | | 65 | 5,067 |
| FST | 150 | 55 | | 82 | 6,392 |
| TOTALS | 2,616 | | | 2,077 | 161,912 |

## 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 | 119.93 | 249,095 | 1994 | 1994 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2025 Heated Area: 1632 HX Base Yr




4514 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 161,912 |
| TOTAL MARKET OB/XF VALUE | 1,400 |
| TOTAL LAND VALUE - MARKET | 53,000 |
| TOTAL MARKET VALUE | 177,432 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 177,432 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 177,432 |
| TOTAL JUST VALUE | 216,312 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 219,254 |

| 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 | | | | | | |

## BUILDING NOTES

## 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 1,400

| 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 | 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 | | | | | | | |

REVIEW DATE 08/01/2017 BY DF Total Acres: 5.00 Total Land Value: 14,120 Market: 40,000 Agricultural: 1,120 Common: 13,000 PRINTED 11/17/2026 BY SYS