BEG AT SW COR OF NE1/4 OF NW 1/4 FT, NW 12 DEG 438.12 FT TO S R/W RD, SW ALONG R/W 285.56 FT TO CU

WALLACE MARSHA D
4553 SE HIGH FALLS DRIVE
LAKE CITY, FL 32025

2027

12-5S-17-09216-004

BUILDING CHARACTERISTICS

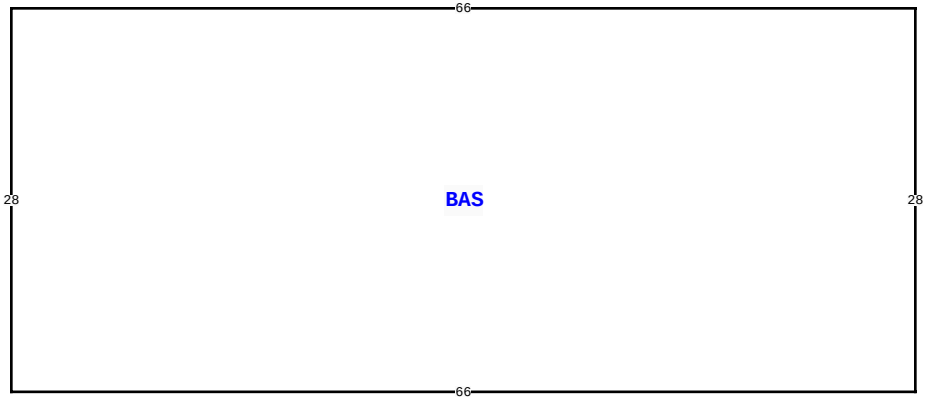
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,848	100		1,848	52,247
TOTALS	1,848			1,848	52,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,848	117.8000	70.68	130,617	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1995 Heated Area: 1848 HX Base Yr 1995



4553 SE HIGH FALLS RD, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	250	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	250	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		52,247
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		34,075
TOTAL MARKET VALUE		95,322
SOH/AGL Deduction		42,146
ASSESSED VALUE		53,176
TOTAL EXEMPTION VALUE	HX HB	28,176
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		95,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,322

LAND:2:1: 1.75 AC LOW & WET

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1162/0730	11/13/2008	WD	Q	V	01	100
GRANTOR: REBECCA & RICHARD EDE						
GRANTEE: MARSHA D & ROLAND W						
1162/0728	11/13/2008	QC	Q	V	01	100
GRANTOR: ROLAND W & MARSHA D W						
GRANTEE: MARSHA D & ROLAND W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S28 E66 N28$.

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	0102	C	SFR/MH	100		A-1	0.00	0.00	2.08	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,800							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.77	AC		1.00	1.00	0.75	10,000.00	7,500.00	13,275							

REVIEW DATE 08/01/2017 BY DF Total Acres: 3.85 Total Land Value: 34,075 Market: 0 Agricultural: 0 Common: 34,075 PRINTED 11/17/2026 BY SYS