

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

2026

12-5S-17-09216-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architctual	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
BAS	1,848	100	
TOTALS	1,848		54,856

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	1995		Heated Area: 1848					HX Base Yr 1995	

BAS

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		54,856	
TOTAL MARKET OB/XF VALUE		9,000	
TOTAL LAND VALUE - MARKET		34,075	
TOTAL MARKET VALUE		97,931	
SOH/AGL Deduction		46,304	
ASSESSED VALUE		51,627	
TOTAL EXEMPTION VALUE		HX HB 26,627	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		97,931	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		84,759	
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
9,000											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	05/06/2026								
INC DATE		AG DATE	MLU								

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W66 S28 E66 N28\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0102	C	SFR/MH	100		A-1	0.00	0.00	2.08	AC	1.00
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.77	AC	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	10,000.00	10,000.00	20,800							
0.75	10,000.00	7,500.00	13,275							