

COMM NW COR OF NE1/4 OF NW1/4, E  
S 457.75 FT, W 46.17 FT FOR POB,  
W 210 FT, S 210 FT, E 210 FT. WD

FLOYD COREY TYLER/FLOYD SARAH JEAN WALKER  
4602 SE HIGH FALLS RD  
LAKE CITY, FL 32025

**2026**

12-5S-17-09216-006  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	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	2,280	100	
TOTALS	2,280		2,280
			214,021

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100%	- 2011	Heated Area: 2280			HX Base Yr 2011					
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>76</p> <p>30</p> <p>BAS</p> <p>76</p> <p>30</p> </div>													
TOTALS				2,280			2,280		214,021				

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	214,021			
TOTAL MARKET OB/XF VALUE	0			
TOTAL LAND VALUE - MARKET	22,932			
TOTAL MARKET VALUE	236,953			
SOH/AGL Deduction	113,985			
ASSESSED VALUE	122,968			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	71,557			
TOTAL JUST VALUE	236,953			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	234,717			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35850	M H	375	10/06/2017
27631	M H	510	02/12/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1285/0951	11/25/2014	WD	U	V	11	100
GRANTOR: CLEDAS J & BETTY DICK						
GRANTEE: TYLER & SARAH FLOYD						
1165/1114	1/14/2009	WD	U	V	11	100
GRANTOR: COREY TYLER FLOYD						
GRANTEE: COREY TYLER FLOYD &						

EXTRA FEATURES														4602 SE HIGH FALLS RD, LAKE CITY		
L N	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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W76 S30 E76 N30\$.													

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							
2	0000	C	VAC RES	100			0.00	0.00	0.44	AC		1.00	1.00	0.60	18,000.00	10,800.00	4,752							