BEG NW COR OF NE1/4 OF NW1/4 E A
586.99 FT S 457.75 FT, W 302.34
W 210 FT, S 180 FT, W 35.02 FT,

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

2026

12-5S-17-09216-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/20/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	52,600
TOTAL MARKET VALUE	1,473
SOH/AGL Deduction	0
ASSESSED VALUE	1,473
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,473
TOTAL JUST VALUE	52,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1286/1747	12/19/2014	WD	U	V	11	100
GRANTOR: CLEDAS J & BETTY DICK						
GRANTEE: MARSHA D WALLACE						
1285/0949	11/25/2014	WD	U	V	11	100
GRANTOR: CLEDAS J & BETTY DICK						
GRANTEE: MARSHA D WALLACE						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5.26	AC		1.00	1.00	1.00	280.00	280.00	1,473							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	5.26	AC		1.00	1.00	1.00	10,000.00	10,000.00	52,600							

REVIEW DATE 05/20/2024 BY MLU Total Acres: 5.26 Total Land Value: 1,473 Market: 52,600 Agricultural: 1,473 Common: 0 PRINTED 05/13/2026 BY SYS