LOT 4 41 SOUTH BUSINESS PARK S/D
WD 1420-1182

FALLING CREEK INVESTMENTS LLC
P O BOX 327
LAKE BUTLER, FL 32054

2026

17-4S-17-08423-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

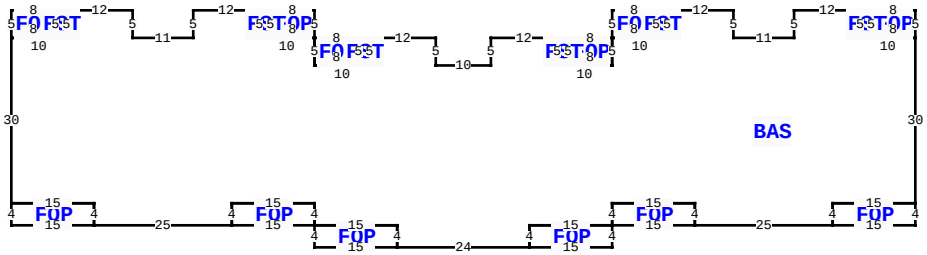
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Ceiling	00	N/A 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Fixtures		N/A 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		6 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		17417.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,522	100		5,522	564,039
FOP	40	30		12	1,226
FOP	40	30		12	1,226
FOP	40	30		12	1,226
FOP	40	30		12	1,226
FOP	40	30		12	1,226
FOP	40	30		12	1,226
FOP	60	30		18	1,838
FOP	60	30		18	1,838
FOP	60	30		18	1,838
TOTALS	6,182			5,738	586,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	5,738	141.8616	106.40	610,523	2021	2021	0	0	0	4.00	96.00

1 M/FAM ROW 0% - 2022 Heated Area: 5522 HX Base Yr



** This building has 19 Sub-Areas

217 SW TIGERVIEW GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	586,102
TOTAL MARKET OB/XF VALUE	15,616
TOTAL LAND VALUE - MARKET	32,398
TOTAL MARKET VALUE	634,116
SOH/AGL Deduction	0
ASSESSED VALUE	634,116
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	634,116
TOTAL JUST VALUE	634,116
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	616,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41202	MULTIFAM		01/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1420/1182	9/28/2020	WD	Q	V	05	262,500

GRANTOR: ROBERT F JORDAN

GRANTEE: FALLING CREEK INVES

BUILDING NOTES

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	0166	CONC,PAVMT	0	0	0	0	7,808.00	UT	2.00	2.00	100	2022	2021		100	15,616	

BUILDING DIMENSIONS

BAS=[ORIG=-70,-20] E10 N5 E12 S5 E11 N5 E12 S5 E10 S5 E10 N5 E12 S5 E10 N5 E12 S5 E10 N5 E10 N5 E12 S5 E11 N5 E12 S5 E10 S30 W15 S4 W25 N4 W15 S4 W15 S4 W24 N4 W15 N4 W15 S4 W25 N4 W15 N30 $
FOP=[ORIG=-70,10] S4 E15 N4 W15 $
FOP=[ORIG=-30,10] S4 E15 N4 W15 $
FOP=[ORIG=-15,14] S4 E15 N4 W15 $
FOP=[ORIG=24,14] S4 E15 N4 W15 $
FOP=[ORIG=39,10] S4 E15 N4 W15 $
FOP=[ORIG=79,10] S4 E15 N4 W15 $
FOP=[ORIG=-70,-25] S5 E8 N5 W8 $
FOP=[ORIG=-23,-25] S5 E8 N5 W8 $

LAND DESCRIPTION

TOTAL OB/XF 15,616

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	0800	C	MULTI-FAM	0		00	0.00	0.00	21,780.00	SF		1.00	1.00	0.85	1.75	1.49	32,398							

REVIEW DATE 11/16/2021 BY ME Total Acres: 0.50 Total Land Value: 32,398 Market: 0 Agricultural: 0 Common: 32,398 PRINTED 05/12/2026 BY SYS