LOT 7 41 SOUTH BUSINESS PARK S/D
WD 1420-1182

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

2026

17-4S-17-08423-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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
TOTALS					

MARKET ADJUSTMENTS

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

218 SW TIGERVIEW GLN 1, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	33,046
TOTAL MARKET VALUE	33,046
SOH/AGL Deduction	0
ASSESSED VALUE	33,046
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,046
TOTAL JUST VALUE	33,046
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054935	New Commercial Co	970,303	02/03/2026

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

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	1000	C	VACANT COMME	0		00	0.00	0.00	22,215.60	SF		1.00	1.00	0.85	1.75	1.49	33,046							

REVIEW DATE 05/04/2017 BY BC Total Acres: 0.51 Total Land Value: 33,046 Market: 0 Agricultural: 0 Common: 33,046 PRINTED 05/08/2026 BY SYS