

BEG SE COR OF NE 1/4 OF SE 1/4 O
 LINE 577 FT, N 262 FT, E 566.78
 TO POB.

FLOUTON RICHARD/FLOUTON LISA
 3739 NW FALLING CREEK RD
 LAKE CITY, FL 32055

2026

18-4S-17-08481-003



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
																	VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 34,200 TOTAL MARKET VALUE 34,200 SOH/AGL Deduction 3,163 ASSESSED VALUE 31,037 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 31,037 TOTAL JUST VALUE 34,200 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 34,200											
DOR CODE 0000 VACANT																	PERMIT NUM DESCRIPTION AMT ISSUED 000054397 New Residential C 290,000 11/04/2025 000054125 Right-of-Way Acce 09/23/2025											
MAP NUM MKT AREA 06																	SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1492/2739 6/09/2023 WD Q V 01 51,600 GRANTOR: MOORE JULIANA GRANTEE: FLOUTON RICHARD											
NEIGHBORHOOD/LOC 18417.00 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
TOTALS																												
EXTRA FEATURES						434 SW HUDSON LN, LAKE CITY											BLD DATE XF DATE INC DATE LGL DATE LAND DATE 04/10/2025 MLU AG DATE											
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													
																	BUILDING NOTES											
																	BUILDING DIMENSIONS											
																	TOTAL OB/XF 0											
LAND DESCRIPTION																	TOTAL OB/XF 0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	0000	C	VAC RES	0		A-1	0.00	0.00	3.42	AC		1.00	1.00	1.00	10,000.00	10,000.00	34,200											
REVIEW DATE 04/10/2025 BY MLU Total Acres: 3.42 Total Land Value: 34,200 Market: 0 Agricultural: 0 Common: 34,200 PRINTED 05/15/2026 BY SYS																												