

BEG NW COR OF SW1/4 OF SW1/4, E
DEG E 190 FT, E 275 FT TO W R/W
CREEK RD, S 11 DEG E 772.10 FT T

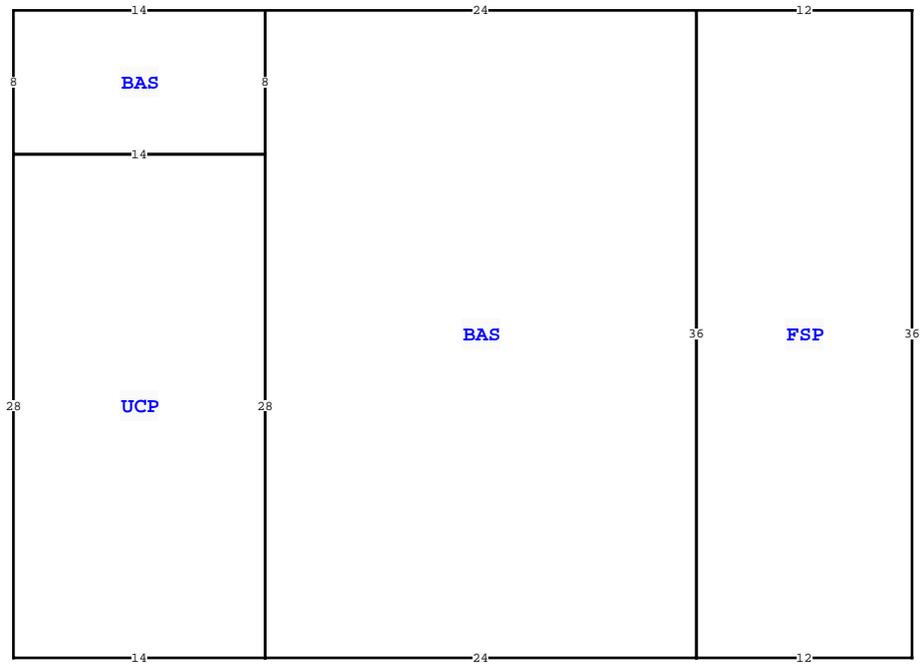
RUSSELL MATTHEW MARK/RUSSELL MELANIE ANNE
3786 NW FALLING CREEK RD
LAKE CITY, FL 32055

2026

19-2S-17-04736-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	06	BD/BATTEN 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	08	SHT VINYL 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	19217.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	112	100	9,414
BAS	864	100	72,625
FSP	432	40	14,542
UCP	392	20	6,556
TOTALS	1,800		103,137

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MODULAR	1	100%	- 2023	Heated Area: 976			HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			103,137
TOTAL MARKET OB/XF VALUE			22,050
TOTAL LAND VALUE - MARKET			105,840
TOTAL MARKET VALUE			138,342
SOH/AGL Deduction			43,679
ASSESSED VALUE			94,663
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			43,252
TOTAL JUST VALUE			231,027
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			218,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047614	Mobile Home		07/06/2023
26577	M H	536	01/04/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/160	10/06/2022	WD	Q	I	01	260,000

GRANTOR: KIRBY KEVIN
GRANTEE: RUSSELL MATTHEW MAR
1118/1027 5/03/2007 WD Q V 03 20,000
GRANTOR: J C MARSH & SONS
GRANTEE: KEVIN KIRBY

EXTRA FEATURES																
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
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	8,500.00	100	2010	2010	3	100	8,500	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100	2024	2023		100	3,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	100	2024	2023		100	3,500	

BUILDING NOTES			
3786 NW FALLING CREEK RD, LAKE CITY			

BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W24 S8 S28 E24 N36 \$			
FSP=[ORIG=0,36] E12 N36 W12 S36 \$			
UCP=[ORIG=-24,8] W14 S28 E14 N28 \$			
BAS=[ORIG=-24,0] W14 S8 E14 N8 \$			

LAND DESCRIPTION																								
TOTAL OB/XF 22,050																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.23	AC		1.00	1.00	1.00	8,000.00	8,000.00	9,840							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	445.00	445.00	3,115							
3	5910	A	SWAMP/CYPRES	100					5.00	AC		1.00	1.00	1.00	40.00	40.00	200							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	96,000							