LOT 11 FALLING CREEK S/D.

AG 1234-625, CT 1407-301, WD 141

FANNIN HENRY WESLEY JR
3781 NW FALLING CREEK RD
LAKE CITY, FL 32055

2027

19-2S-17-04736-111

BUILDING CHARACTERISTICS

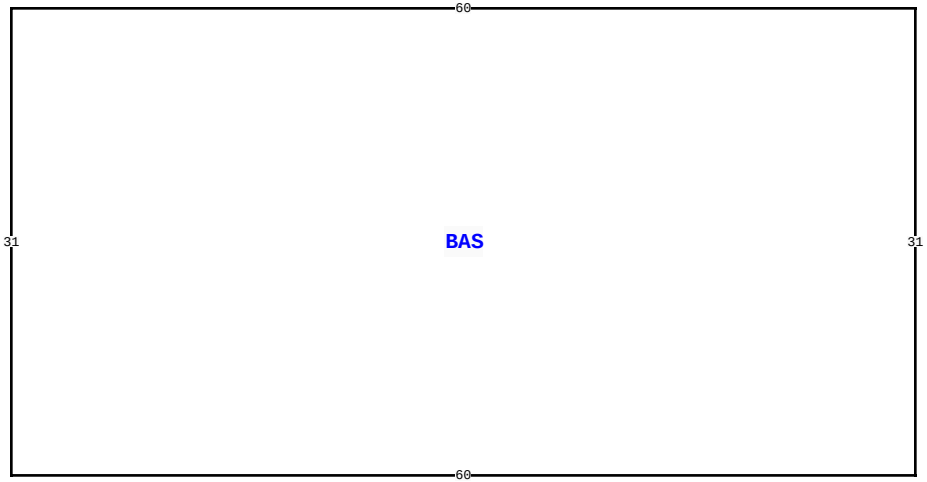
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	190,970
TOTALS	1,860			1,860	190,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,860	115.0000	110.40	205,344	2021	2021	0	0	0	7.00	93.00

2 MANUF 2 100% - 2021 Heated Area: 1860 HX Base Yr 2021



3781 NW FALLING CREEK RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

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	0030	BARN,MT	0	100	50	40	2,000.00	UT	16.00	16.00	100	2022	2021		100	32,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	190,970
TOTAL MARKET OB/XF VALUE	39,000
TOTAL LAND VALUE - MARKET	45,450
TOTAL MARKET VALUE	275,420
SOH/AGL Deduction	137,000
ASSESSED VALUE	138,420
TOTAL EXEMPTION VALUE	HX HB SX WR 106,411
BASE TAXABLE VALUE	32,009
TOTAL JUST VALUE	275,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40822	STORAGE	0	10/30/2020
39919	M H	0	06/10/2020
30217	M H	468	06/08/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/2448	7/01/2026	LE	U	I	14	100
GRANTOR: FANNIN HENRY WESLEY J						
GRANTEE: FANNIN FORREST WEST						
1412/0399	5/15/2020	WD	Q	V	03	42,000
GRANTOR: FALLING CREEK NURSERY						
GRANTEE: HENRY WESLEY JR & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E60 N31$.

LAND DESCRIPTION

TOTAL OB/XF 39,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,450							

REVIEW DATE 05/20/2021 BY JB Total Acres: 5.05 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 11/16/2026 BY SYS