LOT 12 FALLING CREEK S/D.

WD 1084-552, WD 1356-378,

NOLIN RICHARD A
3739 NW FALLING CREEK RD
LAKE CITY, FL 32055

2027

19-2S-17-04736-112

BUILDING CHARACTERISTICS

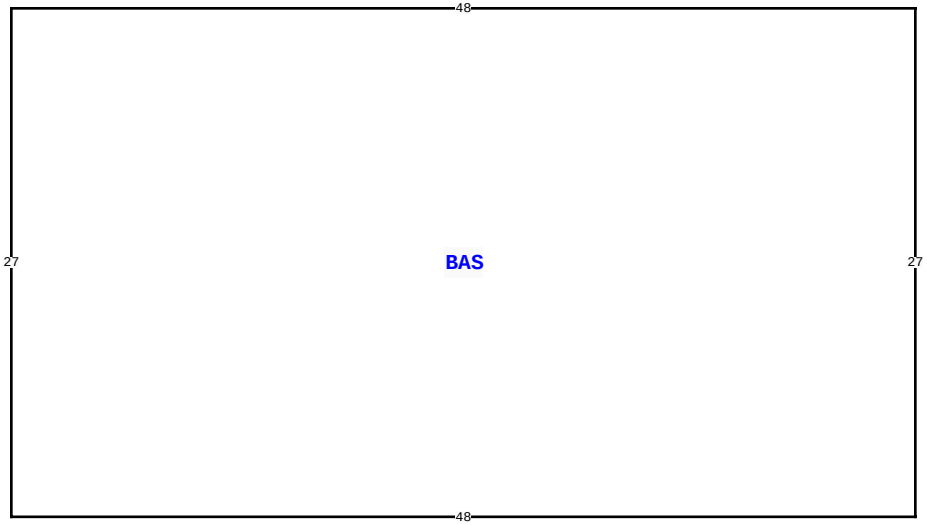
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	1,296	100		1,296	118,065
TOTALS	1,296			1,296	118,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	113.9000	105.93	137,285	2019	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2019 Heated Area: 1296 HX Base Yr 2019



3739 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	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		118,065
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		46,710
TOTAL MARKET VALUE		171,775
SOH/AGL Deduction		65,007
ASSESSED VALUE		106,768
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		55,357
TOTAL JUST VALUE		171,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36707	M H	573	05/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/0378	3/14/2018	WD	Q	V	03	33,000
GRANTOR: WILLIAM M & PAULA G B						
GRANTEE: RICHARD A NOLIN						
1084/0552	5/16/2006	WD	Q	V		77,000
GRANTOR: LAKE CITY DEVELOPEMEN						
GRANTEE: WILLIAM M & PAULA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	5.19	AC		1.00	1.00	1.00	9,000.00	9,000.00	46,710							

REVIEW DATE 08/27/2018 BY DF Total Acres: 5.19 Total Land Value: 46,710 Market: 0 Agricultural: 0 Common: 46,710 PRINTED 11/17/2026 BY SYS