

COMM NE COR E1/2 OF W1/2 OF SE1/
S 194.88 FT FOR POB, RUN S 144.8
FT, N 144.82 FT, E 150.37 FT TO

REGISTER PATRICIA
1974 E DUVAL ST
LAKE CITY, FL 32055

2026

21-3S-16-02232-000


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 Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 12,320 TOTAL MARKET VALUE 12,320 SOH/AGL Deduction 0 ASSESSED VALUE 12,320 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 12,320 TOTAL JUST VALUE 12,320 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 11,550											
DOR CODE 0000 VACANT																															
MAP NUM MKT AREA 01																															
NEIGHBORHOOD/LOC 21316.050 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										147 NW WATERFALL CT, LAKE CITY																					
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	BLD DATE XF DATE INC DATE			LGL DATE LAND DATE AG DATE			04/15/2026 MLU								
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
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	0.70	AC		1.00	1.00	1.10	16,000.00	17,600.00	12,320														
REVIEW DATE 04/15/2026 BY MLU Total Acres: 0.70 Total Land Value: 12,320 Market: 0 Agricultural: 0 Common: 12,320 PRINTED 06/08/2026 BY SYS																															