

BEG 562 FT E OF SW COR OF NE1/4
 RUN N 660 FT, E 660 FT, S 660 FT
 TO POB. (BEING IN NE1/4 OF NE1/4

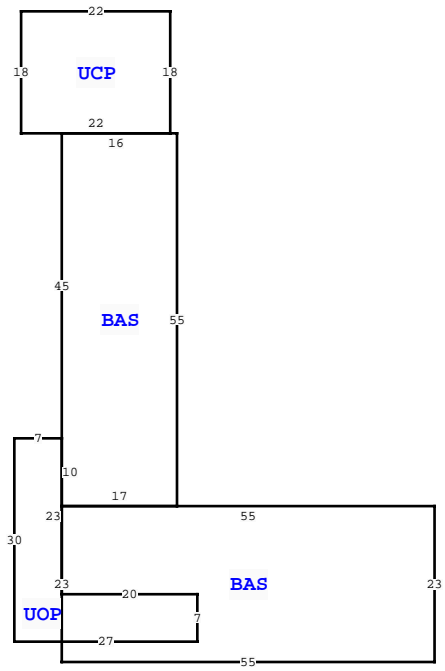
NOLIN RICHARD THOMAS/NOLIN REBECCA
 4506 NW FALLING CREEK RD
 LAKE CITY, FL 32055

2026

24-2S-16-01734-000


ELEMENT		CD		CONSTRUCTION	
Exterior Wall	15	CONC	BLOCK	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	02	WALL	BD/WD	100	
Interior Floo	06	VINYL	ASB	80	
Interior Floo	14	CARPET	20		
Air Condition	02	WINDOW	100		
Heating Type	02	CONVECTION	100		
Bedrooms		2	100		
Bathrooms		1	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	03	03			
DOR CODE	5000	IMPROVED	AG		
MAP NUM		MKT AREA	03		
NEIGHBORHOOD/LOC	24216.00	1.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	935	100		935	41,989
BAS	1,265	100		1,265	56,808
UCP	396	20		79	3,548
UOP	350	20		70	3,144
TOTALS	2,946			2,349	105,488

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100%	- 0									
				Heated Area:	2200							HX Base Yr



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY					
Tax Group: 3	Tax Dist:				
BUILDING MARKET VALUE				105,488	
TOTAL MARKET OB/XF VALUE				25,592	
TOTAL LAND VALUE - MARKET				80,000	
TOTAL MARKET VALUE				173,305	
SOH/AGL Deduction				118,866	
ASSESSED VALUE				54,439	
TOTAL EXEMPTION VALUE	HX HB			25,000	
BASE TAXABLE VALUE				29,439	
TOTAL JUST VALUE				211,080	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				196,080	
SALE:1:1: 10 ACRES PLUS OLD SCHOOL HOUSE					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
40902	M H	0	11/18/2020		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0711/0397	2/10/1990	WD Q	Q	I		35,000
GRANTOR: A K BLACK						
GRANTEE: RICHARD NOLIN						

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W1 UCP= N18 W22 S18 E22\$ W16 S45 UOP= W7 S30 E27 N7 W20 N23\$ S10 BAS= S23 E55 N23 W55\$ E17 N55\$.			

EXTRA FEATURES													4476 NW FALLING CREEK RD, 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
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
2	0040	BARN, POLE	0	100	28	28	784.00	UT	3.00	3.00	100	2008	2008	3	100	2,352	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
4	0030	BARN, MT	0	0	24	60	1,440.00	UT	11.00	11.00	100	2008	2008	3	100	15,840	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
9	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
													TOTAL OB/XF		25,592		

LAND DESCRIPTION													TOTAL OB/XF												
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	0100	C	SFR	100		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	40,000								
2	5500	A	TIMBER 2	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	445.00	445.00	2,225								
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	40,000								