

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

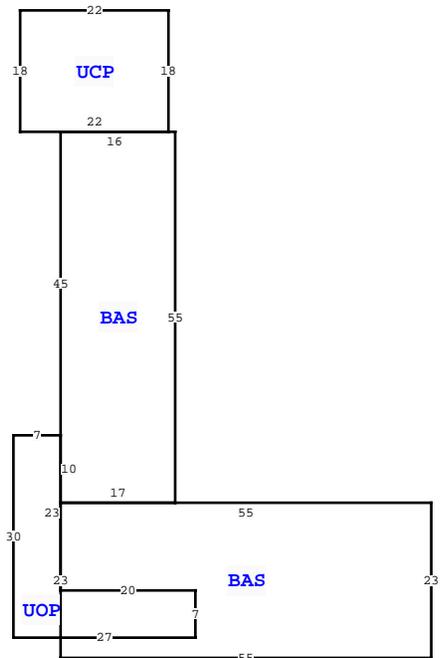
2026

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	42,739
BAS	1,265	100		1,265	57,824
UCP	396	20		79	3,611
UOP	350	20		70	3,200
TOTALS	2,946			2,349	107,374

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				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			107,374	
TOTAL MARKET OB/XF VALUE			25,592	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			167,691	
SOH/AGL Deduction			113,252	
ASSESSED VALUE			54,439	
TOTAL EXEMPTION VALUE	HX HB		25,000	
BASE TAXABLE VALUE			29,439	
TOTAL JUST VALUE			197,966	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			196,080	

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	I		35,000

GRANTOR: A K BLACK  
 GRANTEE: RICHARD NOLIN

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/11/2025	MLU
		07/28/2022	SPF

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																	
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																								
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	0100	C	SFR	100		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	32,500							
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	6,500.00	6,500.00	32,500							