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

2027

24-2S-16-01734-000

BUILDING CHARACTERISTICS

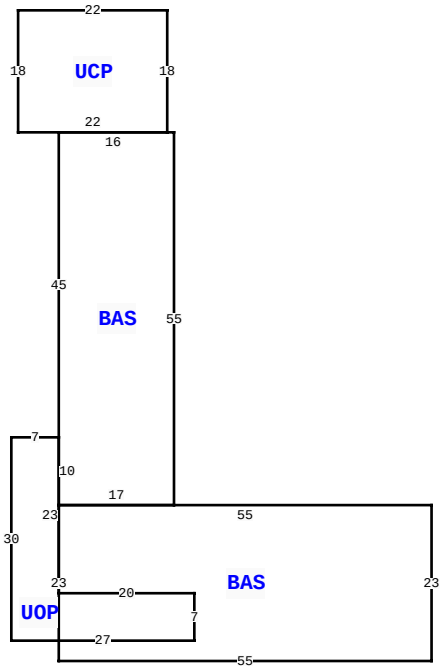
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 80
Interior Floo	14	CARPET 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	41,238
BAS	1,265	100		1,265	55,792
UCP	396	20		79	3,484
UOP	350	20		70	3,087
TOTALS	2,946			2,349	103,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,349	72.9000	80.19	188,366	1940	1940	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 2200 HX Base Yr



4476 NW FALLING CREEK RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	07/28/2022 SPF

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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		103,601
TOTAL MARKET OB/XF VALUE		25,592
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		171,418
SOH/AGL Deduction		115,888
ASSESSED VALUE		55,530
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		30,530
TOTAL JUST VALUE		209,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,080

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	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$.

LAND DESCRIPTION

TOTAL OB/XF 25,592

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	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							

REVIEW DATE 04/27/2023 BY KS Total Acres: 10.00 Total Land Value: 42,225 Market: 40,000 Agricultural: 2,225 Common: 40,000 PRINTED 11/16/2026 BY SYS