COMM SW COR OF NE1/4 OF NE1/4, R
660 FT FOR POB, RUN W ALONG N LI
LANDS 420 FT, N 210 FT, E 420 FT

SHARPE WILLIE MAE JONES/JEANETTE JONES
4566 NW FALLING CREED RD
LAKE CITY, FL 32055

2027

24-2S-16-01745-000

BUILDING CHARACTERISTICS

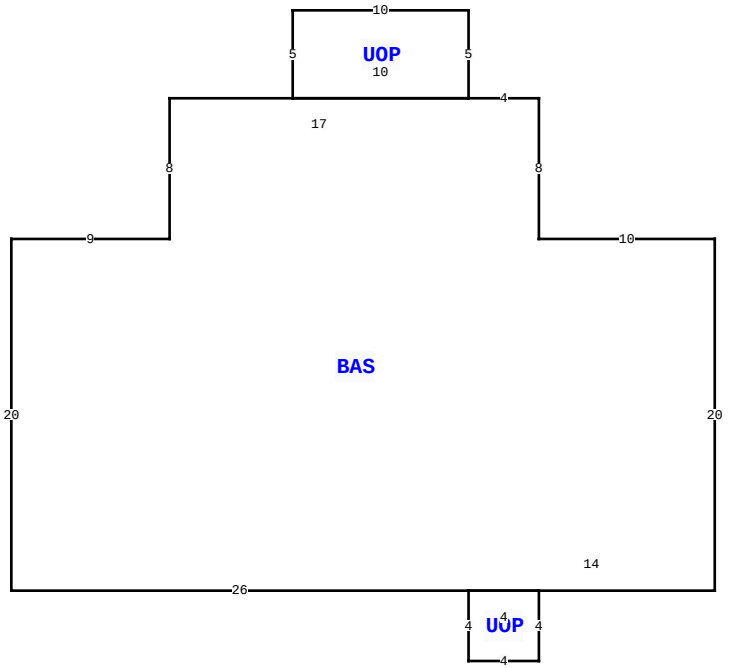
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
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	968	100		968	59,491
UOP	16	20		3	185
UOP	50	20		10	615
TOTALS	1,034			981	60,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	981	85.9560	94.55	92,754	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 968 HX Base Yr



4566 NW FALLING CREEK RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		60,290
TOTAL MARKET OB/XF VALUE		100
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		82,390
SOH/AGL Deduction		48,991
ASSESSED VALUE		33,399
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,399
TOTAL JUST VALUE		82,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049834	Electrical Servic	0	05/16/2024
29086	MAINT/ALTR	30	12/20/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/866	9/11/2024	LE	U	I	14	100

GRANTOR: SHARPE WILLIE MAE JON

GRANTEE: SHARPE WILLIE MAE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 N8 W4 UOP= N5 W10 S5 E10$ W17 S8 W9 S20 E26 UOP= S4 E4 N4 W4$ E14 N20$.

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	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							

REVIEW DATE 02/06/2025 BY TW Total Acres: 2.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS