

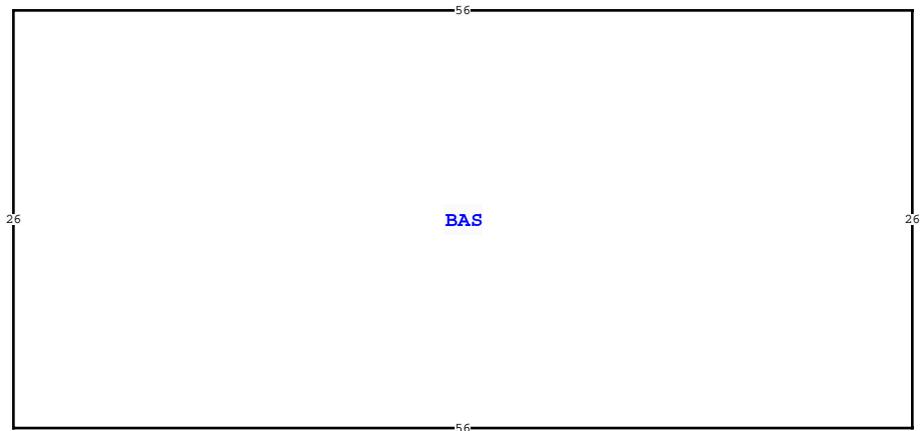
LOT 13 PINES OF FALLING CREEK.  
 WD 1352-1536, WD 1356-54, WD 141

HILL BRANDON/HILL STEPHANIE  
 280 NW TAYLOR MAGEE PL  
 LAKE CITY, FL 32055

**2026**

30-2S-17-04800-113  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architactual	01	CONV	100
Units		0	100
Condition Adj	04	04	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	30217.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,456	100	
TOTALS	1,456		1,456

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100%	-	2026							
				Heated Area: 1456				HX Base Yr 2026				
												
BLD DATE						LGL DATE	05/08/2026					
XF DATE						LAND DATE	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		152,175	
TOTAL MARKET OB/XF VALUE		13,800	
TOTAL LAND VALUE - MARKET		20,000	
TOTAL MARKET VALUE		185,975	
SOH/AGL Deduction		0	
ASSESSED VALUE		185,975	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		134,564	
TOTAL JUST VALUE		185,975	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		192,536	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36912	M H	513	06/29/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/47	8/25/2023	WD Q	Q	I	01	199,000
GRANTOR: COLON JOSHUA ALLEN						
GRANTEE: HILL BRANDON						
1462/925	11/26/2021	WD Q	Q	I	01	160,000
GRANTOR: TAYLOR SCOTT						
GRANTEE: COLON JOSHUA ALLEN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S26 E56 N26\$.	

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	0081	DECKING WI	0	100	0	0			0.00	100	2020	2020	3	100	1,000	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
3	0070	CARPORT UF	0	100	0	0			1,000.00	100	2022	2021		100	1,000	
4	0296	SHED METAL	0	100	0	0			1,000.00	100	2022	2021		100	1,000	
5	0070	CARPORT UF	0	100	0	0			1,000.00	100	2023	2022		100	1,000	
6	0296	SHED METAL	0	100	0	0			2,800.00	100	2023	2022		100	2,800	
TOTALS													13,800			

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	0200	C	MBL HM	100		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							