COMM SE COR OF NW1/4 OF SW1/4,
RUN W 625.13 FT TO C/L CR-131,
N'LY ALONG C/L 896.17 FT, NW

PARNELL LARRY
1724 NW JAKE GLN
LAKE CITY, FL 32055-1304

2027

30-2S-17-04801-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	30217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

3072 NW FALLING CREEK RD, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	16,000
TOTAL MARKET VALUE	23,000
SOH/AGL Deduction	2,790
ASSESSED VALUE	20,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,210
TOTAL JUST VALUE	23,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14545	M H	125	09/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							

REVIEW DATE 08/05/2015 BY DF — Total Acres: 1.00 — Total Land Value: 16,000 — Market: 0 — Agricultural: 0 — Common: 16,000 — PRINTED 11/17/2026 BY SYS