COMM SE COR OF NW1/4 OF SW1/4,
RUN W 564.71 FT TO E R/W
CR 131, NE ALONG R/W 325.01 FT

JACKSON LINDA/BELL DARRELL
2991 NW FALLING CREEK RD
LAKE CITY, FL 32055

2027

30-2S-17-04801-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 03

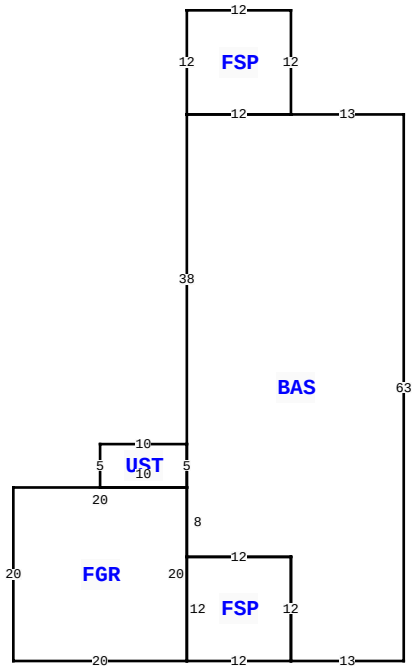
NEIGHBORHOOD/LOC 30217.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100		1,431	113,367
FGR	400	55		220	17,429
FSP	144	40		58	4,595
FSP	144	40		58	4,595
UST	50	45		22	1,743
TOTALS	2,169			1,789	141,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,789	110.8000	121.88	218,043	1993	1993	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 0 Heated Area: 1431 HX Base Yr



2991 NW FALLING CREEK RD, LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE 05/07/2026 MLU

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	2010	2010	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	141,728
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	16,000
TOTAL MARKET VALUE	161,928
SOH/AGL Deduction	76,838
ASSESSED VALUE	85,090
TOTAL EXEMPTION VALUE	HX HB SX 85,090
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	161,928
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15489	M H	125	05/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0792/1106	6/28/1994	WD	Q	I	02	0

GRANTOR: LINDA JACKSON

GRANTEE: LINDA JACKSON & DAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N12 W12 S12 E12$ W12 S38 UST= W10 S5 E10 N5$ S5 FGR= W20 S20 E20 N20$ S8 FSP= S12 E12 N12 W12$ E12 S12 E13 N63$.

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	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