

COMM SE COR OF NW1/4 OF SW1/4, R
TO W R/W C-131 FOR POB, CONT W 3
FT, E 491.22 FT TO W R/W CR-131,

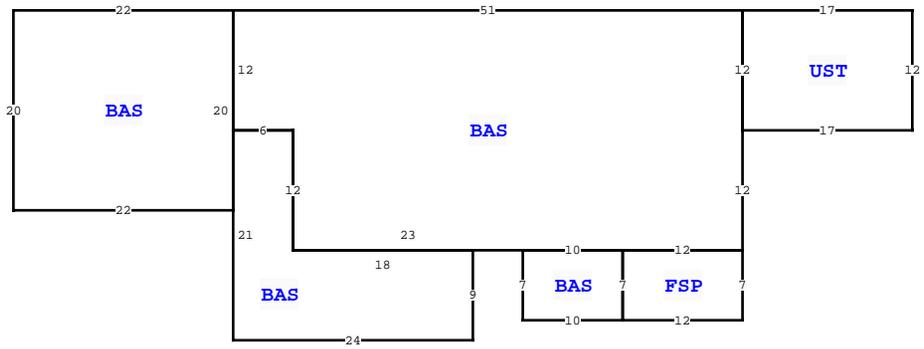
HAYES FLORIDA MAE
21101 NE 115TH PL
WALDO, FL 32694

2026

30-2S-17-04801-005


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	04 SINGLE SID 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	06 VINYL ASB 30
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	1 100
Frame	N/A 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,076	72.7209	81.45	169,090	1950	1950	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1950 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	109,908			
TOTAL MARKET OB/XF VALUE	1,200			
TOTAL LAND VALUE - MARKET	15,150			
TOTAL MARKET VALUE	126,258			
SOH/AGL Deduction	0			
ASSESSED VALUE	126,258			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	126,258			
TOTAL JUST VALUE	126,258			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	122,470			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	70	100		70	3,706
BAS	288	100		288	15,248
BAS	440	100		440	23,295
BAS	1,152	100		1,152	60,990
FSP	84	40		34	1,800
UST	204	45		92	4,870
TOTALS	2,238			2,076	109,908

DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		03	30217.00	1.00/
2880 NW FALLING CREEK RD, LAKE CITY					
BLD DATE		LGL DATE		05/08/2026 MLU	
XF DATE		LAND DATE			
INC DATE		AG DATE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/2135	7/30/2018	LE	U	I	14	100
GRANTOR: CLARENCE & FLORIDA MA						
GRANTEE: BRUCE HAYES (RMDR)						
0631/0528	8/07/1987	WD	Q	I	01	100
GRANTOR: CREASY BRADY & ZACK J						
GRANTEE: CLARENCE & FLORIDA						

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	0190	FPLC PF	0	0	0	0	1.00	UT 1,200.00	1,200.00	100	1986	1986	3	100	1,200	

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W51 BAS= W22 S20 E22 N20\$ S12 BAS= S21 E24 N9 W18 N12 W6\$ E6 S12 E23 BAS= S7 E10 N7 W10\$ E10 FSP= S7 E12 N7 W12\$ E12 N12 UST= E17 N12 W17 S12\$ N12\$.

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	0100	C	SFR	0		A-1	0.00	0.00	2.02	AC		1.00	1.00	0.75	10,000.00	7,500.00	15,150							