COMM SE COR OF NW1/4 OF SW1/4, R
FT TO C/L CR-131, NE ALONG C/L 8
50 FT TO W R/W, NE ALONG R/W 206

JOHNSON DALPHUS A
3110 NW FALLING CREEK RD
LAKE CITY, FL 32055

2027

30-2S-17-04801-006

BUILDING CHARACTERISTICS

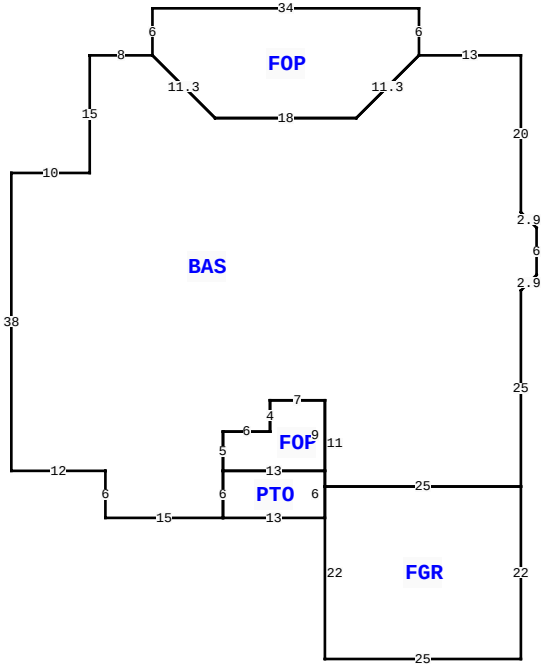
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	3,150	100		3,150	318,607
FGR	550	55		302	30,546
FOP	93	30		28	2,832
FOP	412	30		124	12,542
PTO	78	5		4	404
TOTALS	4,283			3,608	364,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,608	122.5983	134.86	486,575	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2001 Heated Area: 3150 HX Base Yr 2001



3110 NW FALLING CREEK RD, LAKE CITY

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

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	364,931
TOTAL MARKET OB/XF VALUE	3,800
TOTAL LAND VALUE - MARKET	41,160
TOTAL MARKET VALUE	409,891
SOH/AGL Deduction	118,951
ASSESSED VALUE	290,940
TOTAL EXEMPTION VALUE	HX HB VX 13 290,940
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	409,891
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	416,520

XFOB:1:1: AMER MH

BLDG:1:1: AMER MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051890	Roof Replacement	31,800	12/19/2024
15568	SFR	475	05/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1929	1/04/2024	LE	U	I	14	100
GRANTOR: JOHNSON DALPHUS A						
GRANTEE: JOHNSON DALPHUS A (						
1493/2378	6/29/2023	LE	U	I	14	100
GRANTOR: JOHNSON DALPHUS A						
GRANTEE: JOHNSON DALPHUS A (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N6 W34 S6 D8 R8 E18 R8 U8 $ D8 L8 W18 L8 U8 W8 S15 W10 S38 E12 S6 E15 PTO= E13 N6 W13 S6$ N6 FOP= E13 N9 W7 S4 W6 S5$ N5 E6 N4 E7 S11 FGR= S22 E25 N22 W25$ E25 N25 R2 U2 N6 U2 L2 N20$.

LAND DESCRIPTION

TOTAL OB/XF 3,800

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	14,000.00	14,000.00	14,000							
2	0700	C	MISC RES	100		A-1	0.00	0.00	1.94	AC		1.00	1.00	1.00	14,000.00	14,000.00	27,160							

REVIEW DATE 01/06/2025 BY JS Total Acres: 2.94 Total Land Value: 41,160 Market: 0 Agricultural: 0 Common: 41,160 PRINTED 11/17/2026 BY SYS