COMM SE COR OF NW1/4 OF SW1/4 OF
625.13 FT, NE 322.20 FT, RUN 421
CURVE, NW TO W R/W LINE OF CR 13

GLASS BREANNA DESEREA
2988 NW FALLING CREEK RD
LAKE CITY, FL 32055

2027

30-2S-17-04801-010

BUILDING CHARACTERISTICS

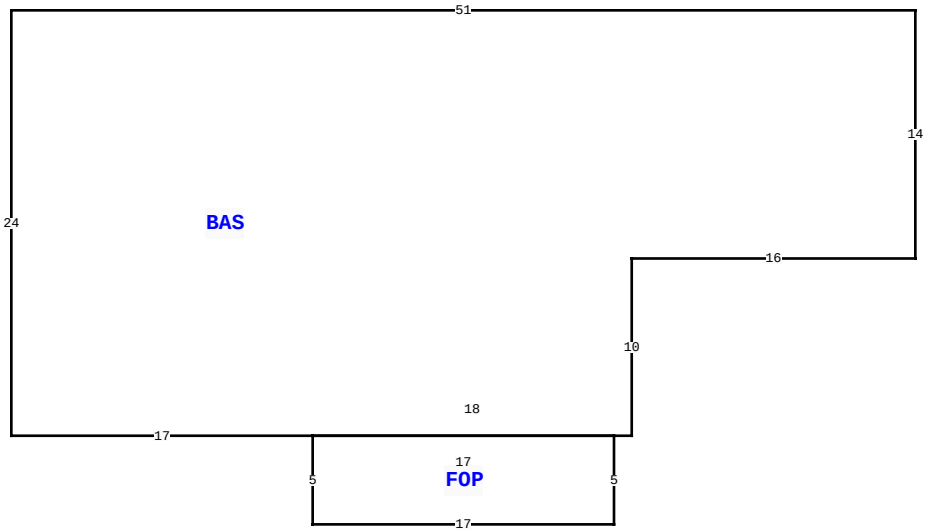
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,064	100		1,064	114,408
FOP	85	30		26	2,796
TOTALS	1,149			1,090	117,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,090	120.3100	132.34	144,251	1960	2010	0	0	0	18.75	81.25

1 SINGLE FAM 0% - 2022 Heated Area: 1064 HX Base Yr



2988 NW FALLING CREEK RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	117,204
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	19,360
TOTAL MARKET VALUE	136,964
SOH/AGL Deduction	0
ASSESSED VALUE	136,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,964
TOTAL JUST VALUE	136,964
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/323	12/04/2021	QC	U	I	11	100
GRANTOR: HAYES BRUCE						
GRANTEE: JOHNSON EVON						
1437/826	5/07/2021	WD	Q	I	01	116,600
GRANTOR: ALQAHTANI WALEED JALE						
GRANTEE: GLASS BREANNA DESER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S24 E17 FOP= S5 E17N5 W17$ E18 N10 E16 N14$.

LAND DESCRIPTION

TOTAL OB/XF 400

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	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110							
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.75	AC		1.00	1.00	1.00	11,000.00	11,000.00	8,250							

REVIEW DATE 08/05/2015 BY DF Total Acres: 1.76 Total Land Value: 19,360 Market: 0 Agricultural: 0 Common: 19,360 PRINTED 11/17/2026 BY SYS