COMM AT NW COR OF NW1/4 OF SW1/4
S 86.75 FT FOR POB, S 51 DEG E 3
DEG W 208.73 FT, S 69 DEG E 208.

JOHNSON NICOLE ANDREA
2970 NW FALLING CREEK RD
LAKE CITY, FL 32055

2027

30-2S-17-04801-018

BUILDING CHARACTERISTICS

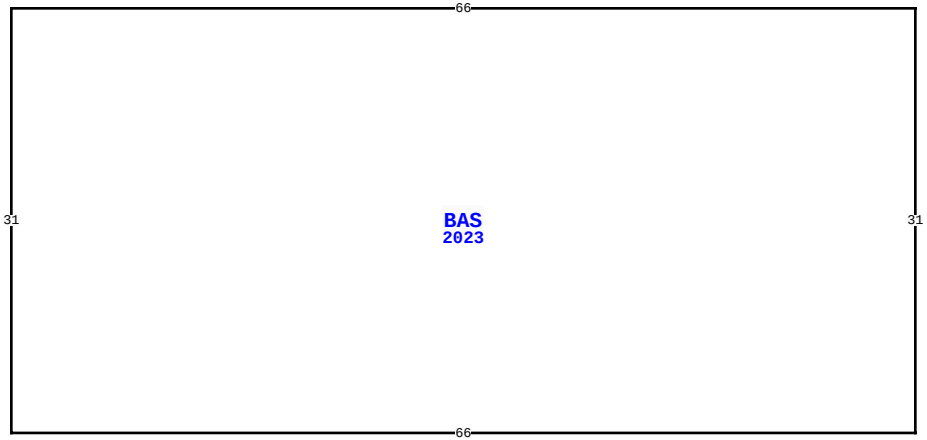
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	2,046	100	2023	2,046	222,243
TOTALS	2,046			2,046	222,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,046	115.5000	114.34	233,940	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2023 Heated Area: 2046 HX Base Yr 2023



2970 NW FALLING CREEK RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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		222,243
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		20,900
TOTAL MARKET VALUE		250,143
SOH/AGL Deduction		0
ASSESSED VALUE		250,143
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		198,732
TOTAL JUST VALUE		250,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
42702			09/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/1424	5/18/2021	WD	U	V	11	0

GRANTOR: JOHNSON CHARLES W

GRANTEE: JOHNSON NICOLE ANDR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=17,15] E66 S31 W66 N31 $
.

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	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		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	0200	C	MBL HM	100		A-1	0.00	0.00	1.90	AC		1.00	1.00	1.00	11,000.00	11,000.00	20,900							

REVIEW DATE 12/29/2021 BY JB Total Acres: 1.90 Total Land Value: 20,900 Market: 0 Agricultural: 0 Common: 20,900 PRINTED 11/17/2026 BY SYS