COMM AT NW COR OF NW1/4 OF SW1/4
S 86.75 FT FOR POB, S 51 DEG E 1
550.04 FT, W 139.11 FT, N 667 FT

TYSON SUSIE JOHNSON/TYSON OLIVER
2972 NW FALLING CREEK RD
LAKE CITY, FL 32055

2027

30-2S-17-04801-019

BUILDING CHARACTERISTICS

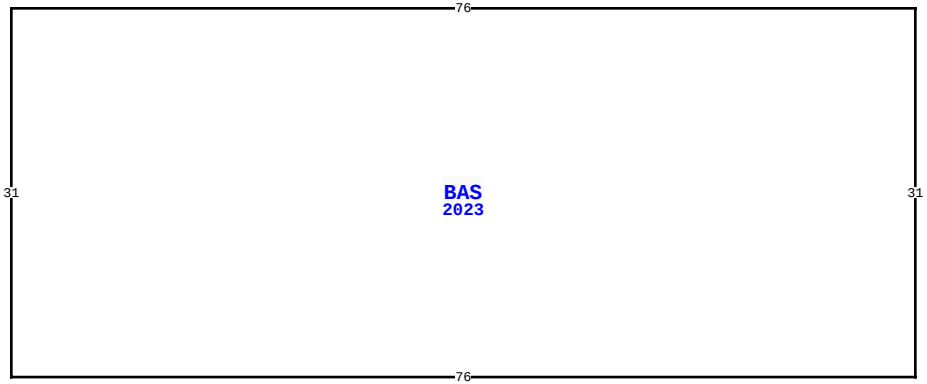
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	2,356	100	2023	2,356	253,792
TOTALS	2,356			2,356	253,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,356	117.0000	115.83	272,895	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2023 Heated Area: 2356 HX Base Yr 2023



2972 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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	5,500.00	5,500.00	100	2023	2022		100	5,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		253,792
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		21,340
TOTAL MARKET VALUE		283,632
SOH/AGL Deduction		0
ASSESSED VALUE		283,632
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		232,221
TOTAL JUST VALUE		283,632
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
42652			08/31/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/2270	7/21/2021	WD	U	V	11	100

GRANTOR: JOHNSON NICOLE ANDREA

GRANTEE: TYSON SUSIE JOHNSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-54,-15] E76 S31 W76 N31 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	1.94	AC		1.00	1.00	1.00	11,000.00	11,000.00	21,340							

REVIEW DATE 12/29/2021 BY JB Total Acres: 1.94 Total Land Value: 21,340 Market: 0 Agricultural: 0 Common: 21,340 PRINTED 11/17/2026 BY SYS