

COMM SE COR OF NW1/4 OF SW1/4, N
W 189.29 FT, NE 209.79 FT, NW 20
E R/W OF FALLING CREEK RD, NE AL

JOHNSON EVON
3047 NW FALLING CREEK RD
LAKE CITY, FL 32055

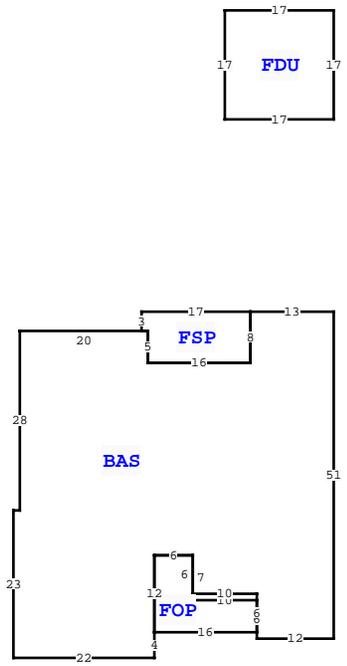
2026

30-2S-17-04803-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	06	06	
DOR CODE	0102 SFRES/MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	30217.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,259	100	
FDU	289	60	
FOP	132	30	
FSP	131	40	
TOTALS	2,811		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2015	131.86	332,815	2014	2014	0	0	11.00	89.00
				Heated Area: 2259			HX Base Yr 2015				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		329,659	
TOTAL MARKET OB/XF VALUE		7,548	
TOTAL LAND VALUE - MARKET		35,955	
TOTAL MARKET VALUE		373,162	
SOH/AGL Deduction		115,021	
ASSESSED VALUE		258,141	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		206,730	
TOTAL JUST VALUE		373,162	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		367,502	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1245/1723	12/03/2012	PR	U	I	30	100
GRANTOR: ZACK JOHNSON ESTATE (
GRANTEE: EVON JOHNSON						
1245/1722	10/15/2012	QC	U	I	11	100
GRANTOR: CREASY BEADY (UND 1/2						
GRANTEE: EVON JOHNSON						

EXTRA FEATURES															BLD DATE		LGL DATE			
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	BLD DATE	INC DATE	LGL DATE	LAND DATE
1	0166	CONC, PAVMT	0	100	0	1,874.00	UT	2.00	2.00	100	2014	2014	3	100	3,748				05/08/2026	MLU
2	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800					
3	9947	Septic	0	100	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000					
TOTALS															3047 NW FALLING CREEK RD, LAKE CITY					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 FSP= W17 S3 E1 S5 E16 N8\$ S8 W16 N5 W20 S28 W1 S23 E22 N4 FOP= E16 N6 W10 N6 W6 S12\$ N12 E6 S7 E10 S6 E12 N51\$ PTR= N30 FDU= N17 W17 S17 E17\$ S30\$.	

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	100			0.00	0.00	0.55	AC		1.00	1.00	1.41	10,000.00	14,100.00	7,755							
2	0200	C	MBL HM	0			0.00	0.00	2.82	AC		1.00	1.00	1.00	10,000.00	10,000.00	28,200							

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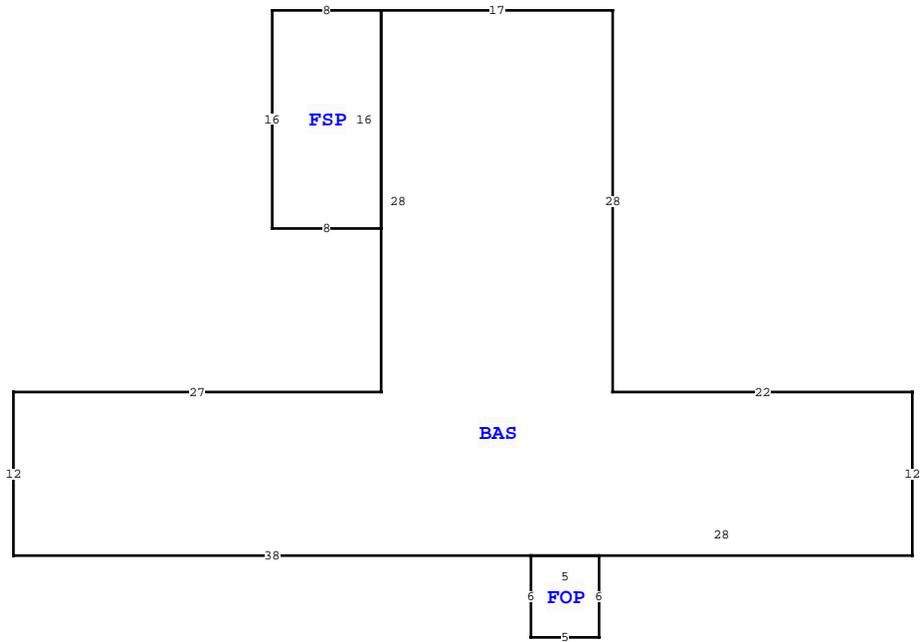
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LAKE CITY, FL 32055

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30-2S-17-04803-001
VALUATION SUMMARY PAGE 2 of 2

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	03	BELOW AVG.	50		
Exterior Wall	05	AVERAGE	50		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Architectural Units	01	CONV	100		
		0	100		
Quality	04	04			
DOR CODE	0102	SFRES/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	1,268	100		1,268	31,918
FOP	30	35		10	252
FSP	128	40		51	1,284
TOTALS	1,426			1,329	33,454

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,329	104.8800	62.93	83,634	1974	1974	0	0	60.00	40.00
2 MOBILE HME		0%	- 2015	Heated Area: 1268		HX Base Yr 2015					



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
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3047 NW FALLING CREEK RD, LAKE CITY																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
05/08/2026 MLU																

BUILDING NOTES														

BUILDING DIMENSIONS
BAS= W22 N28 W17 FSP= W8 S16 E8 N16\$ S28 W27 S12 E38 FOP= S6 E5 N6 W5\$ E28 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