COMM SE COR OF NW1/4 OF SW1/4, N
POB, W 167.31 FT TO E R/W OF CR-
R/W 585.08 FT TO E LINE OF NW1/4

JOHNSON EVON/JERRY LASHARN DENICE
3047 NW FALLING CREEK RD
LAKE CITY, FL 32055

2027

30-2S-17-04803-001

BUILDING CHARACTERISTICS

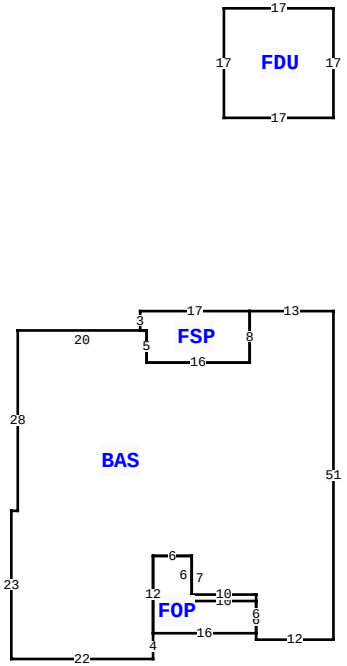
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,259	100		2,259	260,381
FDU	289	60		173	19,940
FOP	132	30		40	4,610
FSP	131	40		52	5,994
TOTALS	2,811			2,524	290,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,524	117.7344	129.51	326,883	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2015 Heated Area: 2259 HX Base Yr 2015



3047 NW FALLING CREEK RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		324,380
TOTAL MARKET OB/XF VALUE		6,748
TOTAL LAND VALUE - MARKET		15,455
TOTAL MARKET VALUE		346,583
SOH/AGL Deduction		95,959
ASSESSED VALUE		250,624
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		199,213
TOTAL JUST VALUE		346,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/115	8/18/2026	WD	U	I	11	100
GRANTOR: JOHNSON EVON						
GRANTEE: JOHNSON EVON						
1245/1723	12/03/2012	PR	U	I	30	100
GRANTOR: ZACK JOHNSON ESTATE (						
GRANTEE: EVON JOHNSON						

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$.

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	0166	CONC,PAVMT	0	100	0	0	1,874.00	UT	2.00	2.00	100	2014	2014	3	100	3,748	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 6,748

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			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	0.77	AC		1.00	1.00	1.00	10,000.00	10,000.00	7,700							

REVIEW DATE BY Total Acres: 1.32 Total Land Value: 15,455 Market: 0 Agricultural: 0 Common: 15,455 PRINTED 11/17/2026 BY SYS

COMM SE COR OF NW1/4 OF SW1/4, N
POB, W 167.31 FT TO E R/W OF CR-
R/W 585.08 FT TO E LINE OF NW1/4

JOHNSON EVON/JERRY LASHARN DENICE
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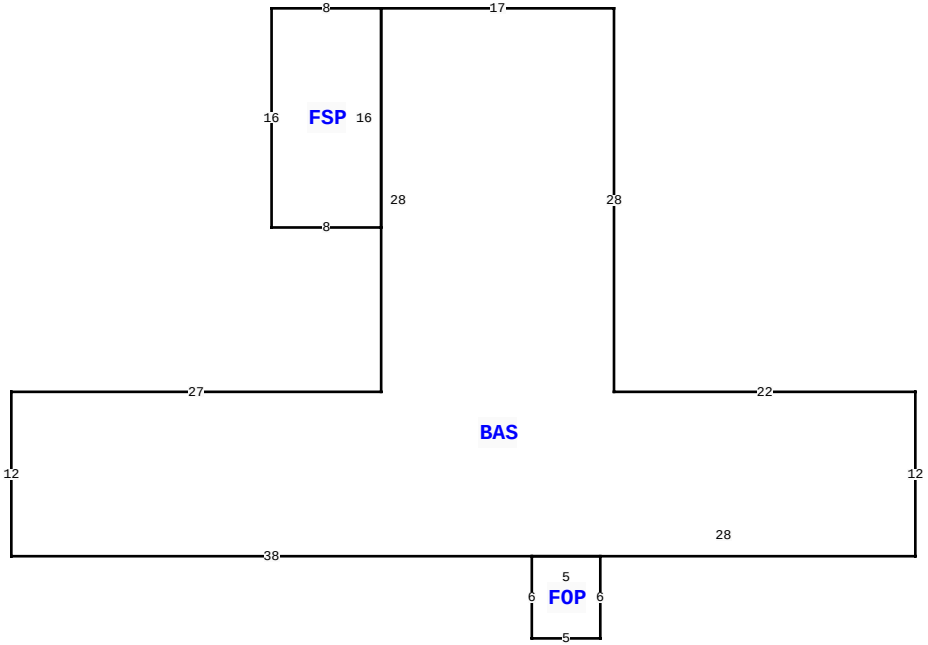
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 50
Exterior Wall	05	AVERAGE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	0	60.00	40.00

2 MOBILE HME 0% - 2015 Heated Area: 1268 HX Base Yr 2015



3047 NW FALLING CREEK RD, LAKE CITY

BLD DATE		LGL DATE	
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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE BY Total Acres: 1.32 Total Land Value: 15,455 Market: 0 Agricultural: 0 Common: 15,455 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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GRANTOR: ZACK JOHNSON ESTATE (						
GRANTEE: EVON JOHNSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 N28 W17 FSP= W8 S16 E8 N16$ S28 W27 S12 E38 FOP= S6 E5 N6 W5$ E28 N12$.