LOT 4 FALLING CREEK FARMS UNR:
ALSO DESC AS: COMM SW COR OF SW1
SEC, N 120.87 FT TO POB, N 31 E

POWELL VICTOR/POWELL TINA
145 NW MICKLER GLN
LAKE CITY, FL 32055

2027

30-2S-17-04804-104

BUILDING CHARACTERISTICS

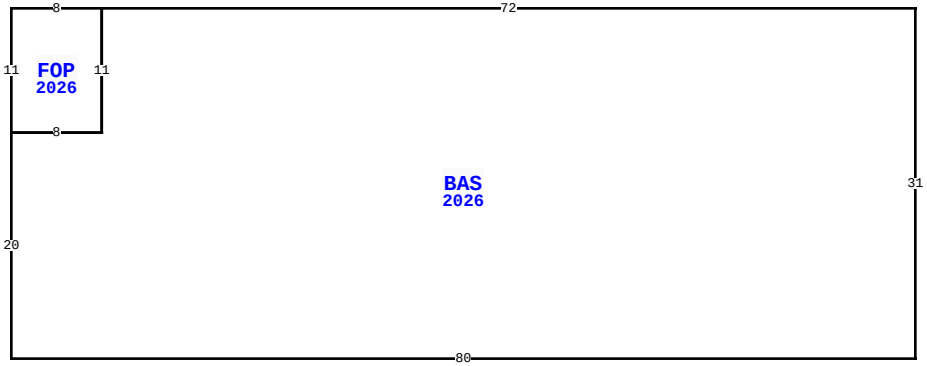
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	0201	MODULAR HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	30217.01	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,392	100	2026	2,392	291,707
FOP	88	35	2026	31	3,781
TOTALS	2,480			2,423	295,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0212	02	2,423	122.0000	124.44	301,518	2025	2025	0	0	0	2.00	98.00

1 MODULAR 3 100% - 2026 Heated Area: 2392 HX Base Yr 2026



145 NW MICKLER GLN, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
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
1	0030	BARN,MT	0	100	0	0	1,800.00	UT	15.00	15.00	100	2026	2025		100	27,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	5,400.00	5,400.00	100	2026	2025		100	5,400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		295,488
TOTAL MARKET OB/XF VALUE		39,400
TOTAL LAND VALUE - MARKET		86,160
TOTAL MARKET VALUE		421,048
SOH/AGL Deduction		117,299
ASSESSED VALUE		303,749
TOTAL EXEMPTION VALUE	HX HB 13	303,749
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		421,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052812	Modular Building		04/03/2025
000052401	Storage Building	20,000	02/20/2025
50818	Right-of-Way Acce		09/16/2024
000050818	Right-of-Way Acce		09/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1003	9/04/2024	WD	Q	V	01	105,000

GRANTOR: RAYDIENT LLC

GRANTEE: POWELL VICTOR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=80,20] W72 S11 W8 S20 E80 N31 $
FOP=[YR=2026;ORIG=0,20] E8 S11 W8 N11 $
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LAND DESCRIPTION

TOTAL OB/XF 39,400

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	0200	C	MBL HM	100					10.77	AC		1.00	1.00	1.00	8,000.00	8,000.00	86,160							

REVIEW DATE 04/21/2026 BY robin Total Acres: 10.77 Total Land Value: 86,160 Market: 0 Agricultural: 0 Common: 86,160 PRINTED 11/17/2026 BY SYS