

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

2026

30-2S-17-04804-104



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	32		HARDIE BRD	100		
Exterior Wall	00		N/A	0		
Roof Structure	03		GABLE/HIP	100		
Roof Cover	14		PREFIN MT	100		
Interior Wall	05		DRYWALL	100		
Interior Floor	12		HARDWOOD	100		
Interior Floor	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
1	MODULAR	3	100%	-	2026						
Heated Area: 2392						HX Base Yr 2026					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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			126,146
ASSESSED VALUE			294,902
TOTAL EXEMPTION VALUE	HX HB 13		294,902
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			421,048
NCON VALUE			334,888
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			70,005

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

EXTRA FEATURES																
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
1	0030	BARN,MT	0	100	0	0	0	1,800.00	15.00	100	2026	2025		100	27,000	
2	0166	CONC,PAVMT	0	100	0	0	0	1.00	5,400.00	100	2026	2025		100	5,400	
3	9945	Well/Sept	0	100	0	0	0	1.00	7,000.00	100	2026	2025		100	7,000	
TOTALS												39,400				

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