LOT 5 FALLING CREEK FARMS UNR:
ALSO DESC AS: COMM SW COR OF SW1
SEC, N 120.87 FT, N 31 E 419.09

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

2027

30-2S-17-04804-105

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	77,472
TOTAL MARKET VALUE	77,472
SOH/AGL Deduction	10,922
ASSESSED VALUE	66,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,550
TOTAL JUST VALUE	77,472
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/1002	2/24/2026	WD	Q	V	01	95,000

GRANTOR: RAYDIENT LLC

GRANTEE: POWELL VICTOR

BUILDING NOTES

BUILDING DIMENSIONS

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
1	0000	C	VAC RES	0					10.76	AC		1.00	1.00	0.90	8,000.00	7,200.00	77,472							

REVIEW DATE 06/25/2026 BY TP Total Acres: 10.76 Total Land Value: 77,472 Market: 0 Agricultural: 0 Common: 77,472 PRINTED 11/17/2026 BY SYS