

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

2026

30-2S-17-04804-105



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 77,472 TOTAL MARKET VALUE 77,472 SOH/AGL Deduction 16,972 ASSESSED VALUE 60,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 60,500 TOTAL JUST VALUE 77,472 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 62,946											
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>   											
																				<b>SALES DATA</b> OFF RECORD Number      DATE      TYPE INST      Q / V / I / CD      SALE PRICE 1562/1002      2/24/2026      WD Q V 01      95,000 GRANTOR: RAYDIENT LLC GRANTEE: POWELL VICTOR											
TOTALS										BLD DATE      LGL DATE XF DATE      LAND DATE      05/12/2026      MLU INC DATE      AG DATE																					
EXTRA FEATURES										L	OB/XF	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																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/12/2026 BY MLU Total Acres: 10.76 Total Land Value: 77,472 Market: 0 Agricultural: 0 Common: 77,472 PRINTED 05/29/2026 BY SYS																															