LOT 6 FALLING CREEK FARMS UNR:
ALSO DESC AS: COMM SW COR OF SW1
SEC, N 120.87 FT, N 31 E 419.09

DIXON DAVID/DIXON DAVID JOSEPH
21787 NW 142ND AVE
HIGH SPRINGS, FL 32643

2026

30-2S-17-04804-106

COLUMBIA COUNTY PROPERTY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	84,240
TOTAL MARKET VALUE	84,240
SOH/AGL Deduction	23,740
ASSESSED VALUE	60,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,500
TOTAL JUST VALUE	84,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1563/94	3/06/2026	WD	Q	V	01	99,900

GRANTOR: RAYDIENT LLC

GRANTEE: DIXON DAVID

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	9900	C	AC NON-AG	0					11.70	AC		1.00	1.00	0.90	8,000.00	7,200.00	84,240							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 11.70 Total Land Value: 84,240 Market: 0 Agricultural: 0 Common: 84,240 PRINTED 05/29/2026 BY SYS