BEG NE COR OF NW1/4 OF NW1/4, S
R/W OF CR-131, N 10 DEG W ALONG
TO N LINE OF SEC, E 338.13 FT TO

BRACKIN TREVEN MICAEL/BRACKIN CRYSTAL GAIL
3603 NW FALLING CREEK RD
LAKE CITY, FL 32055

2027

30-2S-17-04806-001

BUILDING CHARACTERISTICS

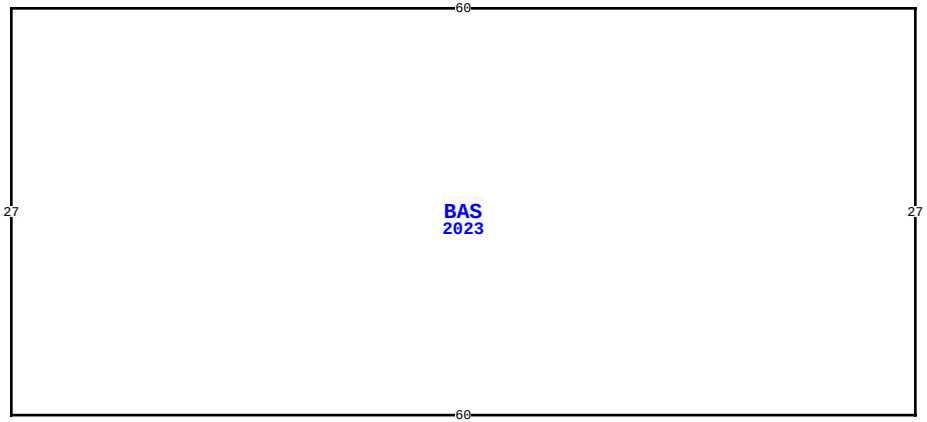
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	30217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2023	1,620	167,689
TOTALS	1,620			1,620	167,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,620	113.5000	108.96	176,515	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2024 Heated Area: 1620 HX Base Yr 2024



3603 NW FALLING CREEK RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		167,689
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		49,005
TOTAL MARKET VALUE		223,694
SOH/AGL Deduction		0
ASSESSED VALUE		223,694
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		172,283
TOTAL JUST VALUE		223,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044629	Mobile Home		06/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/449	10/12/2021	WD	Q	V	01	37,500

GRANTOR: I-10 TIMBER CO

GRANTEE: BRACKIN TREVEN MICA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=22,18] E60 S27 W60 N27 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		A-1	0.00	0.00	6.05	AC		1.00	1.00	0.90	9,000.00	8,100.00	49,005							

REVIEW DATE 08/19/2022 BY JB Total Acres: 6.05 Total Land Value: 49,005 Market: 0 Agricultural: 0 Common: 49,005 PRINTED 11/17/2026 BY SYS