COM AT SE COR OF SW1/4 OF SEC RU
FOR POB, CONT NW 547.44 FT, SW 1
E R/W OF COUNTY ROAD, SE ALONG R

COLON GARY M/ARSLAN LISA
1181 SE HIGH FALLS RD
LAKE CITY, FL 32025

2026

30-4S-18-10513-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

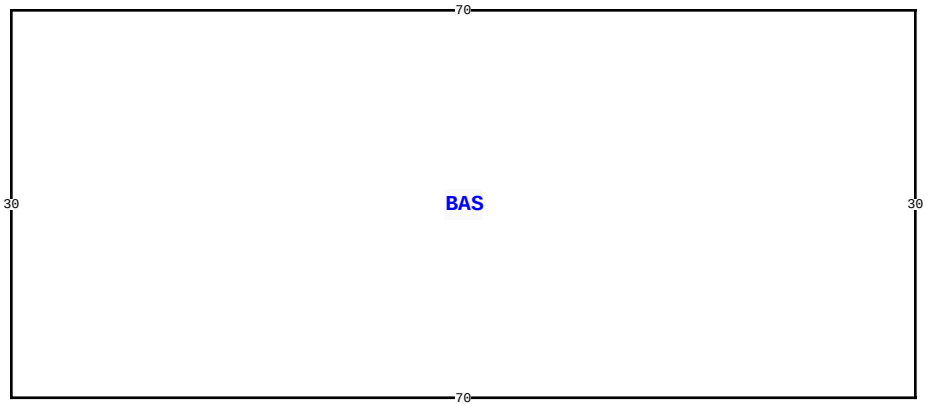
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1418.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100		2,100	126,288
TOTALS	2,100			2,100	126,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,100	113.9000	109.34	229,614	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006 Heated Area: 2100 HX Base Yr 2006



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		126,288
TOTAL MARKET OB/XF VALUE		21,432
TOTAL LAND VALUE - MARKET		35,105
TOTAL MARKET VALUE		155,238
SOH/AGL Deduction		63,141
ASSESSED VALUE		92,097
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		40,686
TOTAL JUST VALUE		182,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1044/0211	4/11/2005	WD	U	V	08	20,000

GRANTOR: J L DICKS
GRANTEE: GARY M COLON & LISA

1181 SE HIGH FALLS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S30 E70 N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,800	
4	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
9	0031	BARN,MT AE	0	100	24	28	672.00	UT	11.00	11.00	100	2015	2015	3	100	7,392	
10	0251	LEAN TO W/	0	100	10	24	240.00	UT	3.50	3.50	100	2015	2015	3	100	840	

TOTAL OB/XF 20,932

LAND DESCRIPTION

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			0.00	0.00	1.00	AC		1.00	1.00	0.50	7,000.00	3,500.00	3,500							
2	5500	A	TIMBER 2	0			0.00	0.00	9.03	AC		1.00	1.00	1.00	445.00	445.00	4,018							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	9.03	AC		1.00	1.00	0.50	7,000.00	3,500.00	31,605							

REVIEW DATE 09/29/2015 BY DF Total Acres: 10.03 Total Land Value: 7,518 Market: 31,605 Agricultural: 4,018 Common: 3,500 PRINTED 05/12/2026 BY SYS

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11	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	

TOTAL OB/XF 500

LAND DESCRIPTION

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

REVIEW DATE 09/29/2015 BY DF Total Acres: 10.03 Total Land Value: 7,518 Market: 31,605 Agricultural: 4,018 Common: 3,500 PRINTED 05/12/2026 BY SYS