LOT 1 FALLING CREEK FARMS UNR (D
ALSO DESC AS: COMM SW COR OF SW1
SEC, N 120.87 FT, S 31 W 131.51

WHITEHEAD CECIL A
595 SE PUTNAM ST
LAKE CITY, FL 32025

2026

31-2S-17-04804-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

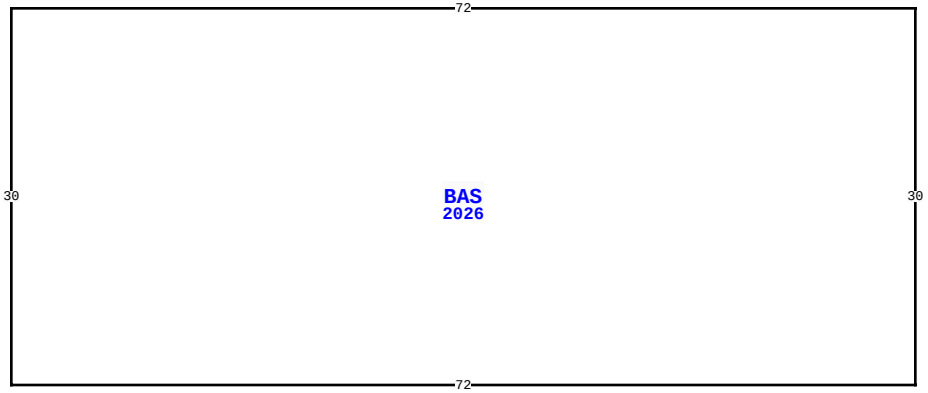
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		5 100
Frame	01	NONE 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	30217.01	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2026	2,160	194,618
TOTALS	2,160			2,160	194,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,160	113.5000	91.94	198,590	2024	2024	0	0	0	2.00	98.00

1 MANUF 1 0% - 2026 Heated Area: 2160 HX Base Yr



2353 NW FALLING CREEK, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	194,618
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	93,680
TOTAL MARKET VALUE	295,298
SOH/AGL Deduction	9,953
ASSESSED VALUE	285,345
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,345
TOTAL JUST VALUE	295,298
NCON VALUE	201,618
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051974	Mobile Home		01/03/2025
000051969	Right-of-Way Acce		01/03/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/565	11/21/2024	WD	Q	V	01	114,000

GRANTOR: RAYDIENT LLC

GRANTEE: WHITEHEAD CECIL A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=17,12] E72 S30 W72 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		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	0					11.71	AC		1.00	1.00	1.00	8,000.00	8,000.00	93,680							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 11.71 Total Land Value: 93,680 Market: 0 Agricultural: 0 Common: 93,680 PRINTED 05/29/2026 BY SYS