

LOT 3 FALLING CREEK FARMS UNR:  
ALSO DESC AS: COMM SW COR OF SW1  
SEC, N 120.87 FT, S 31 W 131.51

NOVAK ZACHARY/NOVAK KALIE  
222 LAMBERT RD  
ST. JOHNS, FL 32259

2026

31-2S-17-04804-103



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 <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 93,680 <b>TOTAL MARKET VALUE</b> 93,680 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 93,680 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 93,680 <b>TOTAL JUST VALUE</b> 93,680 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 76,115																							
																				<b>PERMIT NUM</b> 000053177 <b>DESCRIPTION</b> Right-of-Way Acce <b>AMT</b> <b>ISSUED</b> 05/20/2025																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1537/1502</td> <td>4/07/2025</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>119,000</td> </tr> </tbody> </table> GRANTOR: RAYDIENT LLC GRANTEE: NOVAK ZACHARY										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1537/1502	4/07/2025	WD	Q	V	01	119,000
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<b>TOTALS</b>																																											
<b>EXTRA FEATURES</b>																																											
L N	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																											
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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	9900	C	AC NON-AG	0					11.71	AC		1.00	1.00	1.00	8,000.00	8,000.00	93,680																										
<b>REVIEW DATE</b> 05/12/2026 <b>BY</b> MLU <b>Total Acres:</b> 11.71 <b>Total Land Value:</b> 93,680 <b>Market:</b> 0 <b>Agricultural:</b> 0 <b>Common:</b> 93,680 <b>PRINTED</b> 05/29/2026 <b>BY</b> SYS																																											