LOT 7 FALLING CREEK FARMS UNR:
ALSO DESC AS: COMM SW COR OF SW1
SEC, N 120.87 FT, S 31 W 131.51

SMITH ANNA
5745 SW 75TH ST
GAINESVILLE, FL 32608

2027

31-2S-17-04804-107

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,000
TOTAL LAND VALUE - MARKET	86,320
TOTAL MARKET VALUE	99,320
SOH/AGL Deduction	0
ASSESSED VALUE	99,320
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,320
TOTAL JUST VALUE	99,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053864	Storage Building	8,000	08/18/2025
000052634	Right-of-Way Acce		03/18/2025
000052614	Electrical Servic	0	03/17/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/2073	2/06/2025	WD	Q	V	01	115,000

GRANTOR: RAYDIENT LLC

GRANTEE: SMITH ANNA

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
1	0040	BARN,POLE	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		100	6,000	
2	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 13,000

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	9901	C	AC/XFOB	0					13.28	AC		1.00	1.00	1.00	6,500.00	6,500.00	86,320							

REVIEW DATE 11/18/2025 BY tommy Total Acres: 13.28 Total Land Value: 86,320 Market: 0 Agricultural: 0 Common: 86,320 PRINTED 11/17/2026 BY SYS