

LOT 12 FALLING CREEK FARMS UNR:  
ALSO DESC AS: COMM SW COR OF SEC  
TO POB, N 1325.48 FT, N 40.93 FT

LUNSFORD DONALD LEE III/LUNSFORD HALEY DIANE  
207 THOMPSON RD  
LITHIA, FL 33547

2026

31-2S-17-04804-112



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> 110,187 <b>TOTAL MARKET VALUE</b> 110,187 <b>SOH/AGL Deduction</b> 6,296 <b>ASSESSED VALUE</b> 103,891 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 103,891 <b>TOTAL JUST VALUE</b> 110,187 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 94,446																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 000052524      New Residential C      326,250      03/07/2025 000051202      Right-of-Way Acce           10/22/2024																							
																				<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>1520/1215</td> <td>7/31/2024</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>145,200</td> </tr> </tbody> </table> GRANTOR: RAYDIENT LLC GRANTEE: LUNSFORD DONALD LEE										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1520/1215	7/31/2024	WD	Q	V	01	145,200
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1520/1215	7/31/2024	WD	Q	V	01	145,200																																					
<b>TOTALS</b> <b>EXTRA FEATURES</b>										1414 NW JOSEPHINE ST, LAKE CITY BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/18/2026      MLU										<b>BUILDING NOTES</b>   <b>BUILDING DIMENSIONS</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																											
																	<b>LAND DESCRIPTION</b> <b>TOTAL OB/XF</b> 0																										
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					17.49	AC		1.00	1.00	0.90	7,000.00	6,300.00	110,187																										
<b>REVIEW DATE</b> 05/18/2026 <b>BY</b> MLU    Total Acres: 17.49    Total Land Value: 110,187    Market: 0    Agricultural: 0    Common: 110,187 <b>PRINTED 05/29/2026 BY SYS</b>																																											