ALL THAT PORTION LYING W OF US-4
FALLING CREEK RD EX APPROX 65.70
BUFFER FOR COLUMBIA COUNTY AS DE

FALLING CREEK NURSERY & TRADING COMPANY, LLC
409 NE PEACEFUL DR
LAKE CITY, FL 32055

2026

32-2S-17-04821-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32217.00	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

6246 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	09/26/2023 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	497,000
TOTAL MARKET VALUE	48,912
SOH/AGL Deduction	1,090
ASSESSED VALUE	47,822
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,822
TOTAL JUST VALUE	501,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	501,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1318/1397	5/23/2016	WD	U	V	11	100
GRANTOR: LAKE CITY DEVELOPMENT						
GRANTEE: FALLING CREEK NURSE						
1117/1274	4/25/2007	TR	Q	V	01	1,000,000
GRANTOR: WILLIAM J & THOMAS J						
GRANTEE: LAKE CITY DEVELOPME						

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	105.00	AC		1.00	1.00	1.00	280.00	280.00	29,400							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	51.50	AC		1.00	1.00	1.00	281.00	281.00	14,472							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	21.00	AC		1.00	1.00	1.00	40.00	40.00	840							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	177.50	AC		1.00	1.00	1.00	2,800.00	2,800.00	497,000							

REVIEW DATE 08/06/2015 BY DF Total Acres: 177.50 Total Land Value: 44,712 Market: 497,000 Agricultural: 44,712 Common: 0 PRINTED 03/24/2026 BY SYS