LOT 64 EASTSIDE VILLAGE S/D.
678-240, 733-767, 734-698, 872-1

FALLING CREEK INVESTMENTS LLC
P O BOX 327
LAKE BUTLER, FL 32054-0327

2027

34-3S-17-07018-164

BUILDING CHARACTERISTICS

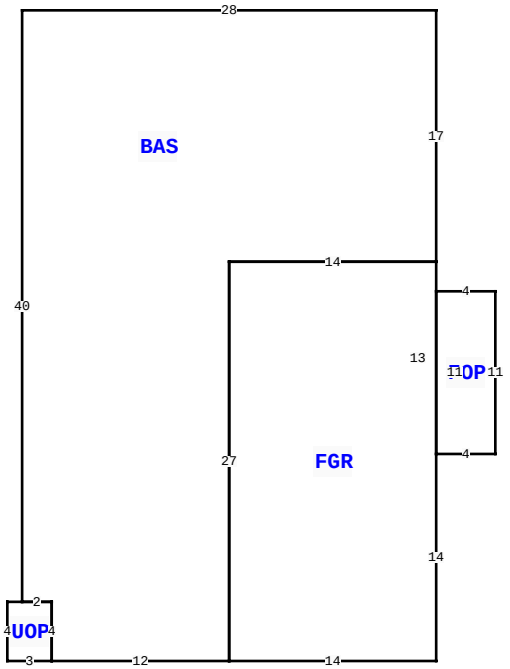
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	846	100		846	70,220
FGR	378	55		208	17,265
FOP	44	30		13	1,079
UOP	12	20		2	166
TOTALS	1,280			1,069	88,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,069	109.7520	120.73	129,060	1989	2000	0	0	0	31.25	68.75

1 SINGLE FAM 0% - 0 Heated Area: 846 HX Base Yr



166 SE JENESE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	88,729
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	111,629
SOH/AGL Deduction	0
ASSESSED VALUE	111,629
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,629
TOTAL JUST VALUE	111,629
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29311	REMODEL	4,142,011	04/14/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/0999	2/28/2019	WD	Q	I	01	85,000
GRANTOR: PHILLIP ROY RYLEE						
GRANTEE: FALLING CREEK INVES						
1341/2123	7/31/2017	WD	Q	I	01	65,000
GRANTOR: NANCY K TOMPKINS						
GRANTEE: PHILLIP ROY RYLEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S40 UOP= W1 S4 E3 N4 W2$ E2 S4 E12 FGR= E14 N14
FOP= E4 N11 W4 S11$ N13 W14 S27$ N27 E14 N17$.

LAND DESCRIPTION

TOTAL OB/XF 400

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	0100	C	SFR	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/08/2017 BY DF Total Acres: 0.14 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS