LOT 2,4, 8, 16 THRU 17, 31
THRU 40, WOODS AT FALLING
CREEK S/D WD 1269-2100

WILLIAMS GUY N
1999 S MARION AVE
LAKE CITY, FL 32025

2027

36-2S-16-01890-102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	36216.00	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

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

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	0
TOTAL LAND VALUE - MARKET	277,350
TOTAL MARKET VALUE	41,140
SOH/AGL Deduction	0
ASSESSED VALUE	41,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,140
TOTAL JUST VALUE	277,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1269/2100	2/13/2014	WD	U	V	37	184,900

GRANTOR: MARSH GROUP LLC

GRANTEE: GUY N WILLIAMS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9910	M	MKT.VAL.AG	0		PRRD	0.00	0.00	92.45	AC		1.00	1.00	1.00	3,000.00	3,000.00	277,350							
2	5500	A	TIMBER 2	0		PRRD	0.00	0.00	92.45	AC		1.00	1.00	1.00	445.00	445.00	41,140							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 92.45 Total Land Value: 41,140 Market: 277,350 Agricultural: 41,140 Common: 0 PRINTED 11/17/2026 BY SYS