LOT 7 WOODS AT FALLING CREEK.
CT 1252-2328, WD 1276-737, WD 12

GARDNER ROLLIN KENT/WELDER ASHLEY NICOLE
219 NW NATALIE WAY
LAKE CITY, FL 32055

2026

36-2S-16-01890-107

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

297 NW NATALIE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	0
TOTAL LAND VALUE - MARKET	31,200
TOTAL MARKET VALUE	31,200
SOH/AGL Deduction	0
ASSESSED VALUE	31,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,200
TOTAL JUST VALUE	31,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055493	Swimming Pool and	68,700	04/15/2026
000054440	New Residential C	498,752	11/10/2025
000054273	Right-of-Way Acce		10/17/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/431	3/07/2025	WD	Q	V	01	42,000
GRANTOR: SHAH LAKESHA SAMANTHA						
GRANTEE: GARDNER ROLLIN KENT						
1483/615	10/04/2022	QC	U	V	11	100
GRANTOR: SHAH MOHAMED R						
GRANTEE: SHAH LAKESHA SAMANT						

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	0000	C	VAC RES	0		PRRD	0.00	0.00	2.60	AC		1.00	1.00	1.00	12,000.00	12,000.00	31,200							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 2.60 Total Land Value: 31,200 Market: 0 Agricultural: 0 Common: 31,200 PRINTED 06/08/2026 BY SYS