LOT 30 WOODS AT FALLING CREEK.
CT 1252-2328, WD 1276-737, WD 15

WRIGHT CLARENCE T
PO BOX 54633
JACKSONVILLE, FL 32246

2026

36-2S-16-01890-130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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

798 NW HOLLAND DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,500
TOTAL LAND VALUE - MARKET	28,680
TOTAL MARKET VALUE	34,180
SOH/AGL Deduction	7,098
ASSESSED VALUE	27,082
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,082
TOTAL JUST VALUE	34,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054258	Right-of-Way Acce		10/16/2025
000048720	Electrical Servic	0	11/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/57	11/10/2023	WD	U	I	34	20,000
GRANTOR: BKL-DENUNE INC						
GRANTEE: WRIGHT CLARENCE T						
1276/0737	6/18/2014	WD	U	V	18	145,000
GRANTOR: COLUMBIA BANK						
GRANTEE: BKL-DENUNE INC						

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	0296	SHED METAL	0	0	0	0	1.00	UT	5,500.00	5,500.00	100	2023	2022		100	5,500	

LAND DESCRIPTION

TOTAL OB/XF 5,500

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	2.39	AC		1.00	1.00	1.00	12,000.00	12,000.00	28,680							

REVIEW DATE 11/30/2023 BY TP Total Acres: 2.39 Total Land Value: 28,680 Market: 0 Agricultural: 0 Common: 28,680 PRINTED 06/10/2026 BY SYS