LOT 6 BLOCK C QUAIL RIDGE ESTATE
770-1362, 845-1031, 901-2103, WD

KILGO HANNAH NICOLE/SCHUMPERT DEREK
2099 SW FALLON LN
LAKE CITY, FL 32025

2026

01-4S-16-02664-136

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

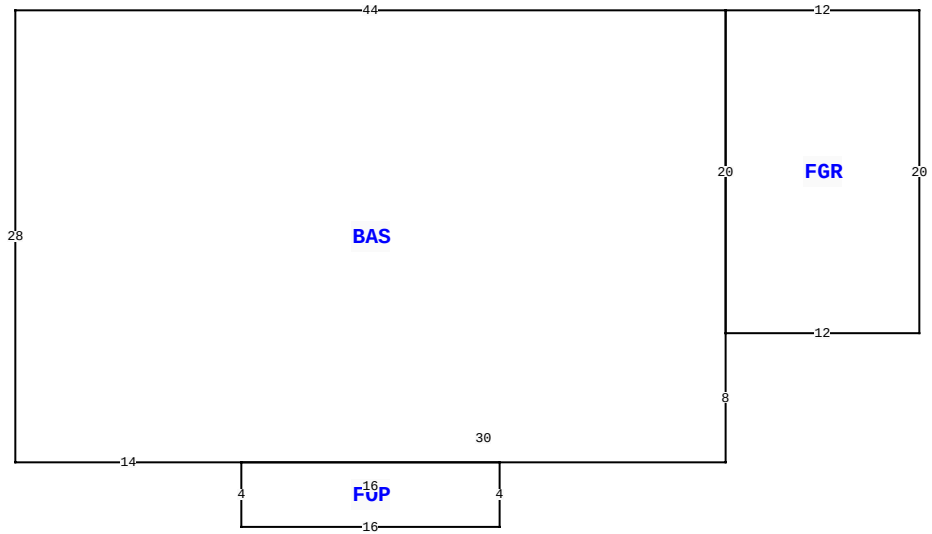
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1416.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	137,898
FGR	240	55		132	14,775
FOP	64	30		19	2,126
TOTALS	1,536			1,383	154,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,383	123.0000	137.76	190,522	2000	2010	0	0	0	18.75	81.25

1 SINGLE FAM 100% - 2024 Heated Area: 1232 HX Base Yr 2023



2099 SW FALLON LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		154,799
TOTAL MARKET OB/XF VALUE		2,406
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		175,705
SOH/AGL Deduction		0
ASSESSED VALUE		175,705
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,983
TOTAL JUST VALUE		175,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1719	SFR	180	01/12/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/250	4/11/2023	QC	U	I	11	0
GRANTOR: ESTES EDNA H						
GRANTEE: KILGO HANNAH						
1431/1597	1/26/2021	WD	Q	I	01	150,000
GRANTOR: KARI CLIFTON LOUIS						
GRANTEE: KILGO HANNAH NICOLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S28 E14 FOP= S4 E16 N4 W16$ E30 N8 FGR= E12 N20 W12 S20$ N20$.

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	100	0	0	578.00	UT	2.00	2.00	100	2000	2000	3	100	1,156	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,406

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	100		RSF-1	82.00	91.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/21/2023 BY JB Total Acres: 0.17 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS