

MURPHY MARISHA
2079 SW FALLON LN
LAKE CITY, FL 32025

01-4S-16-02664-137

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT		CD		31 VINYL SID 100		03 GABLE/HIP 100		0100 01 1,310 112.8000 126.34 165,505 1998 2000 0 0 0 31.25 68.75		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY		STANDARD													
Exterior Wall		03		COMP SHNGL 100		05 DRYWALL 100		12 HARDWOOD 70		14 CARPET 30		03 CENTRAL 100		04 AIR DUCTED 100		3 100		2 100		01 NONE 100		1. 1. 100		05 CONV 100		0 100		03 03 100		01 01 100		05 05		0100 SINGLE FAMILY		06													
Roof Structur		03		3 100		2 100		01 NONE 100		1. 1. 100		05 CONV 100		0 100		03 03 100		01 01 100		05 05		0100 SINGLE FAMILY		06		1416.0300 1.00/		4		25		13		25															
Roof Cover		03		3 100		2 100		01 NONE 100		1. 1. 100		05 CONV 100		0 100		03 03 100		01 01 100		05 05		0100 SINGLE FAMILY		06		1416.0300 1.00/		4		25		13		25															
Interior Wall		03		3 100		2 100		01 NONE 100		1. 1. 100		05 CONV 100		0 100		03 03 100		01 01 100		05 05		0100 SINGLE FAMILY		06		1416.0300 1.00/		4		25		13		25															
Interior Floo		03		3 100		2 100		01 NONE 100		1. 1. 100		05 CONV 100		0 100		03 03 100		01 01 100		05 05		0100 SINGLE FAMILY		06		1416.0300 1.00/		4		25		13		25															
Interior Floo		03		3 100		2 100		01 NONE 100		1. 1. 100		05 CONV 100		0 100		03 03 100		01 01 100		05 05		0100 SINGLE FAMILY		06		1416.0300 1.00/		4		25		13		25															
Air Condition		03		3 100		2 100		01 NONE 100		1. 1. 100		05 CONV 100		0 100		03 03 100		01 01 100		05 05		0100 SINGLE FAMILY		06		1416.0300 1.00/		4		25		13		25															
Heating Type		03		3 100		2 100		01 NONE 100		1. 1. 100		05 CONV 100		0 100		03 03 100		01 01 100		05 05		0100 SINGLE FAMILY		06		1416.0300 1.00/		4		25		13		25															
Bedrooms		03		3 100		2 100		01 NONE 100		1. 1. 100		05 CONV 100		0 100		03 03 100		01 01 100		05 05		0100 SINGLE FAMILY		06		1416.0300 1.00/		4		25		13		25															
Bathrooms		03		3 100		2 100		01 NONE 100		1. 1. 100		05 CONV 100		0 100		03 03 100		01 01 100		05 05		0100 SINGLE FAMILY		06		1416.0300 1.00/		4		25		13		25															
Frame		03		3 100		2 100		01 NONE 100		1. 1. 100		05 CONV 100		0 100		03 03 100		01 01 100		05 05		0100 SINGLE FAMILY		06		1416.0300 1.00/		4		25		13		25															
Stories		03		3 100		2 100		01 NONE 100		1. 1. 100		05 CONV 100		0 100		03 03 100		01 01 100		05 05		0100 SINGLE FAMILY		06		1416.0300 1.00/		4		25		13		25															
Architectual		03		3 100		2 100		01 NONE 100		1. 1. 100		05 CONV 100		0 100		03 03 100		01 01 100		05 05		0100 SINGLE FAMILY		06		1416.0300 1.00/		4		25		13		25															
Units		03		3 100		2 100		01 NONE 100		1. 1. 100		05 CONV 100		0 100		03 03 100		01 01 100		05 05		0100 SINGLE FAMILY		06		1416.0300 1.00/		4		25		13		25															
Condition Adj		03		3 100		2 100		01 NONE 100		1. 1. 100		05 CONV 100		0 100		03 03 100		01 01 100		05 05		0100 SINGLE FAMILY		06		1416.0300 1.00/		4		25		13		25															
Kitchen Adjus		03		3 100		2 100		01 NONE 100		1. 1. 100		05 CONV 100		0 100		03 03 100		01 01 100		05 05		0100 SINGLE FAMILY		06		1416.0300 1.00/		4		25		13		25															
Quality		05		05																																													
DOR CODE		0100		SINGLE FAMILY																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC		1416.0300		1.00/																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		325		100				325		28,229																																							
BAS		950		100				950		82,516																																							
FOP		116		30				35		3,040																																							
TOTALS		1,391						1,310		113,785																																							
EXTRA FEATURES										2079 SW FALLON LN, LAKE CITY										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										04/21/2023 MLU									
L N		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		492.00		UT 1.50				1.50		100		1998		1998		3		100		738																					
2		0258		PATIO		0 0		0 0		1.00		UT 0.00				0.00		100		2009		2009		3		100		50																					