LOT 8 BLOCK C QUAIL RIDGE
ESTATES S/D UNIT 1.

SORTO ALEXANDRA
2061 SW FALLON LN
LAKE CITY, FL 32025

2026

01-4S-16-02664-138

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

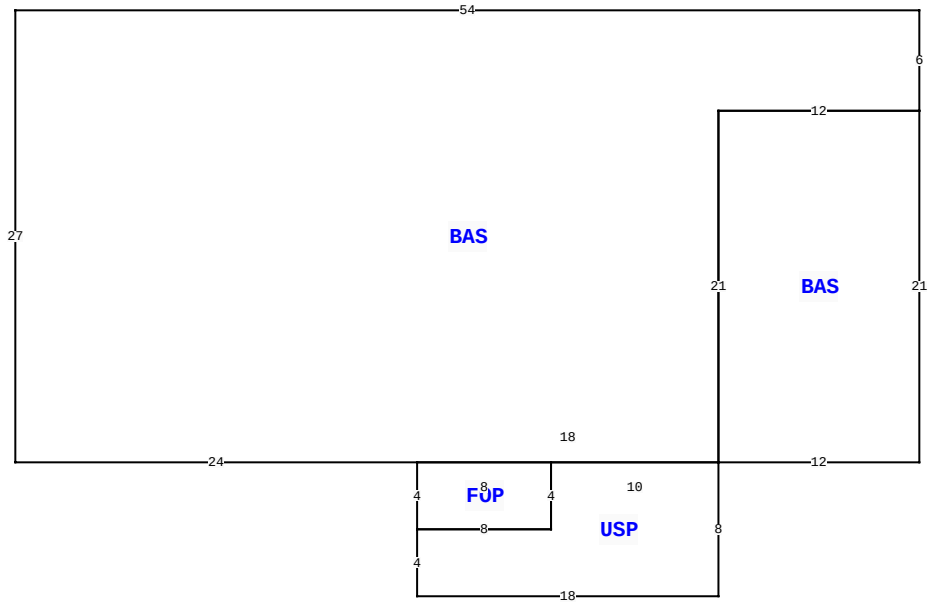
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	252	100		252	21,592
BAS	1,206	100		1,206	103,334
FOP	32	30		10	857
USP	112	35		39	3,342
TOTALS	1,602			1,507	129,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,507	111.2760	124.63	187,817	2000	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2022 Heated Area: 1458 HX Base Yr 2022



2061 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		129,124
TOTAL MARKET OB/XF VALUE		4,674
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		152,298
SOH/AGL Deduction		6,477
ASSESSED VALUE		145,821
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,099
TOTAL JUST VALUE		152,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1737	SFR	160	02/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1417/1411	8/18/2020	WD	Q	I	01	135,000
GRANTOR: SHANE & STEPHANIE WAR						
GRANTEE: ALEXANDRA STEPHENSO						
1162/1325	11/12/2008	WD	Q	I		114,900
GRANTOR: JUSTIN FITZHUGH						
GRANTEE: SHANE & STEPHANIE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S27 E24 FOP= S4 USP= S4 E18 N8 W10 S4 W8$ E8 N4 W8$ E18 BAS= E12 N21 W12 S21$ N21 E12 N6$.

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	482.00	UT	2.00	2.00	100	2000	2000	3	100	964	
2	0296	SHED METAL	0	100	8	10	80.00	UT	12.00	12.00	100	2000	2000	3	100	960	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	75	2009	2009	3	75	900	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
5	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 4,674

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	125.00	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: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS