LOT 10 BLOCK C QUAIL RIDGE
ESTATES UNIT 1.

BLACKIE KEITH E/BLACKIE MARY SUSAN
2031 SW FALLON LANE
LAKE CITY, FL 32025

2026

01-4S-16-02664-140

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

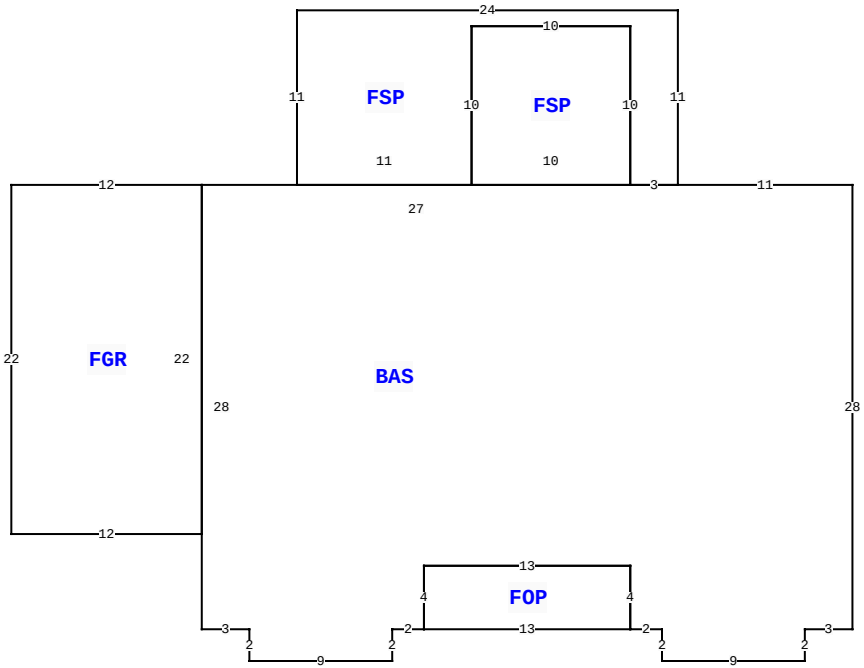
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	1,132	100		1,132	108,558
FGR	264	55		145	13,905
FOP	52	30		16	1,534
FSP	100	40		40	3,836
FSP	164	40		66	6,330
TOTALS	1,712			1,399	134,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,399	120.6000	135.07	188,963	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 1997 Heated Area: 1132 HX Base Yr 1997



2031 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		134,164
TOTAL MARKET OB/XF VALUE		1,687
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		154,351
SOH/AGL Deduction		55,786
ASSESSED VALUE		98,565
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,843
TOTAL JUST VALUE		154,351
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1527	SFR	168	07/06/1999
562	SFR	204	10/27/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0813/1407	11/14/1995	WD	U	I	32	61,900
GRANTOR: FRANK A TODD III						
GRANTEE: KEITH E & MARY SUSA						
0813/1405	11/13/1995	WD	U	V	12	8,500
GRANTOR: DDP CORP						
GRANTEE: FRANK A TODD III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= N11 W24 S11 E11N10 E10 S10 E3$ W3 FSP= N10 W10 S10 E10$ W27 FGR= W12 S22 E12 N22$ S28 E3 S2 E9 N2 E2 FOP= E13N4 W13 S4$ N4 E13 S4 E2 S2 E9 N2 E3 N28$.

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	591.00	UT	1.50	1.50	100	1996	1996	3	100	887	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,687

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-	1208.00	84.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/21/2023 BY KS Total Acres: 0.40 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS