LOT 11 BLOCK C QUAIL RIDGE
ESTATES S/D UNIT 1.

LOFSTROM AMBER/WILLIAMS JAMES R III
1969 SW FALLON LN
LAKE CITY, FL 32025

2026

01-4S-16-02664-141

BUILDING CHARACTERISTICS

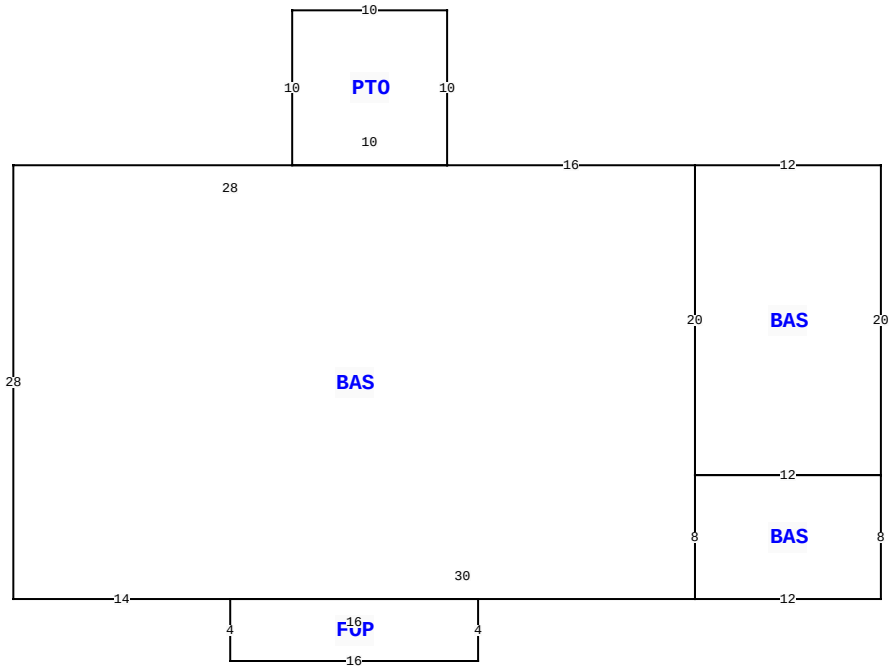
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	96	100		96	8,968
BAS	240	100		240	22,419
BAS	1,232	100		1,232	115,082
FOP	64	30		19	1,775
PTO	100	5		5	467
TOTALS	1,732			1,592	148,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,592	121.3146	135.87	216,305	2000	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2023 Heated Area: 1568 HX Base Yr 2023



1969 SW FALLON LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		148,710
TOTAL MARKET OB/XF VALUE		1,217
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		168,427
SOH/AGL Deduction		15,826
ASSESSED VALUE		152,601
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,879
TOTAL JUST VALUE		168,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1841	SFR	165	06/23/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1401/2526	12/20/2019	WD	Q	I	01	116,000
GRANTOR: KAI JUPIN						
GRANTEE: AMBER LOFSTROM & JA						
1320/0078	7/25/2016	WD	Q	I	01	90,000
GRANTOR: MICHAEL CARL CUATT (M						
GRANTEE: KAI JUPIN (SINGLE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 W28 S28 E14 E30 N8 N20 $
BAS=[ORIG=0,20] E12 N20 W12 S20 $
PTO=[ORIG=-16,0] N10 W10 S10 E10 $
BAS=[ORIG=0,28] E12 N8 W12 S8 $
FOP=[ORIG=-30,28] S4 E16 N4 W16 $
.

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	811.00	UT	1.50	1.50	100	2000	2000	3	100	1,217	

LAND DESCRIPTION

TOTAL OB/XF 1,217

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-	1214.00	71.00	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: 0.35 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS