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

STEPHENS DANNY D/STEPHENS JANET S
2112 SW FALLON LN
LAKE CITY, FL 32025

2026

01-4S-16-02664-151

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

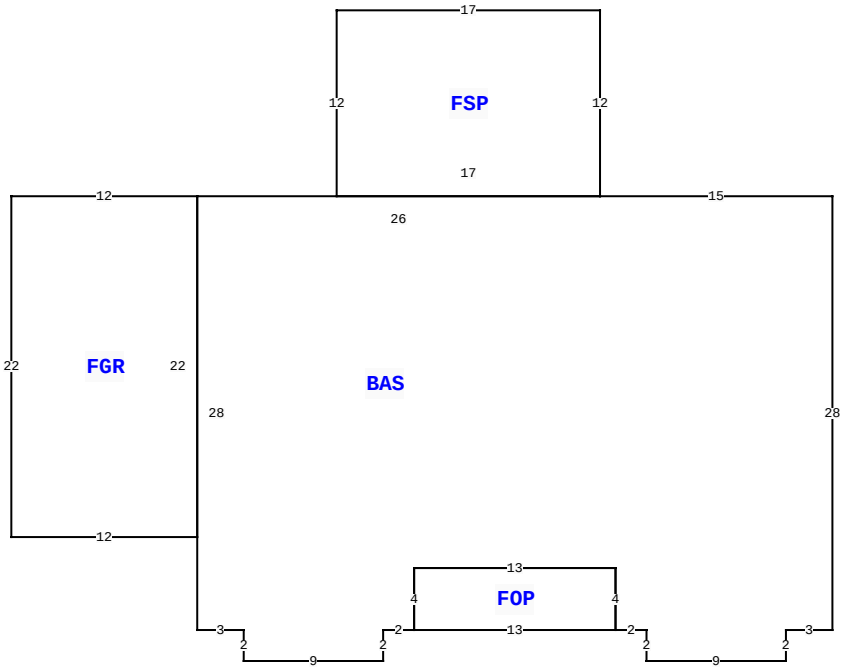
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	104,181
FGR	264	55		145	13,345
FOP	52	30		16	1,473
FSP	204	40		82	7,547
TOTALS	1,652			1,375	126,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,375	119.4000	133.73	183,879	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 100% - 2003 Heated Area: 1132 HX Base Yr 2003



2112 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		126,546
TOTAL MARKET OB/XF VALUE		1,037
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		146,083
SOH/AGL Deduction		49,831
ASSESSED VALUE		96,252
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		45,530
TOTAL JUST VALUE		146,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
595	SFR	204	12/06/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0949/1535	3/22/2002	WD	Q	I		75,000
GRANTOR: JUDITH A SPRING						
GRANTEE: DANNY & JANET STEPH						
0844/1957	8/04/1997	WD	Q	I	02	0
GRANTOR: GEORGE & GENEVIEVE HU						
GRANTEE: GEORGE & GENEVIEVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N12 W17 S12 E17$ W26 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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,037

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	95.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/15/2023 BY KS Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS