



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		1.5 100
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
BAS	1,354	100
FGR	260	55
FSP	56	40
FSP	128	40
TOTALS	1,798	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,570	116.6220	130.62	205,073	1997	1997	0	0	0 28.00	72.00	
1 SINGLE FAM 100% - 2011 Heated Area: 1354 HX Base Yr 2011												
2038 SW FALLON LN, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU												

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0 100	0	0	1,083.00	UT	1.50	1.50	100	1997	1997
2	0294	SHED WOOD/	0 100	0	0	144.00	UT	12.00	12.00	100	2009	2009
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009
4	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		RSF-1	85.00	125.00	1.00	LT		1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		147,653	
TOTAL MARKET OB/XF VALUE		4,253	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		170,406	
SOH/AGL Deduction		108,568	
ASSESSED VALUE		61,838	
TOTAL EXEMPTION VALUE		61,838	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		170,406	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		172,456	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
919	SFR	291	04/14/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1202/1038	9/23/2010	WD	U	I	12
GRANTOR: HOMESALES INC OF DELA					73,000
GRANTEE: VIOLA HOMEWOOD					
1194/1913	5/05/2010	CT	U	I	11
GRANTOR: CLERK OF COURT (JASON					100
GRANTEE: HOMESALES INC OF DE					

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W21 N8 W13 FSP= W16 S8 E16 N8\$ S8 W20 S29 E27 FSP= E14 N4 W14 S4\$ N4 E14 FGR= S4E13 N20 W13 S16\$ N16 E13 N9\$.												