LOT 7 BLOCK D QUAIL RIDGE
ESTATES S/D UNIT 1.

LARSON CARRIE D
2018 SW FALLON LN
LAKE CITY, FL 32025

2026

01-4S-16-02664-157

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

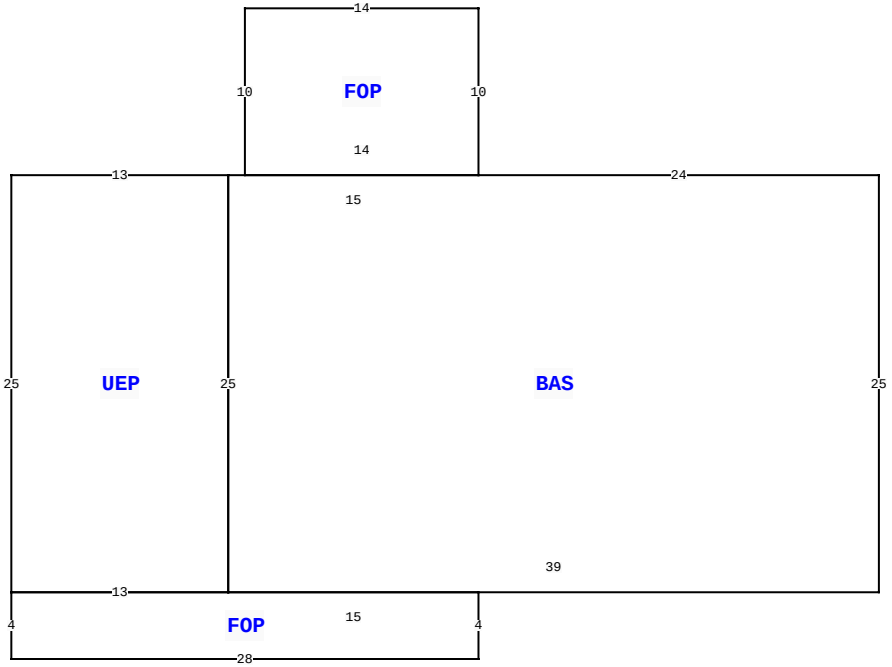
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	975	100		975	87,813
FOP	112	30		34	3,062
FOP	140	30		42	3,783
UEP	325	60		195	17,563
TOTALS	1,552			1,246	112,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,246	119.1360	133.43	166,254	1999	1999	0	0	0	32.50	67.50

1 SINGLE FAM 100% - 2000 Heated Area: 975 HX Base Yr 2000



2018 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		112,221
TOTAL MARKET OB/XF VALUE		1,852
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		132,573
SOH/AGL Deduction		45,589
ASSESSED VALUE		86,984
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		31,262
TOTAL JUST VALUE		132,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044985	Solar Power Syste	18,012	07/18/2022
1523	SFR	168	04/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0893/2764	12/17/1999	WD	Q	I		67,000
GRANTOR: THREE RIVERS HOUSING						
GRANTEE: C LARSON						
0843/1031	7/16/1997	U	U	V	35	225,000
GRANTOR: QUAIL RIDGE GROUP						
GRANTEE: THREE RIVERS HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= N10 W14 S10 E14$ W15 UEP= W13 S25 E13 N25$ S25
FOP= W13 S4 E28 N4 W15$ E39 N25$.

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	386.00	UT	1.50	1.50	100	1999	1999	3	100	579	
2	0296	SHED METAL	0	100	6	8	48.00	UT	7.50	7.50	100	1999	1999	3	100	360	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1999	1999	3	100	400	
4	0120	CLFENCE 4	0	100	0	0	152.00	UT	4.50	4.50	75	1999	1999	3	75	513	

LAND DESCRIPTION

TOTAL OB/XF 1,852

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	85.00	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 JB Total Acres: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/20/2025 BY SYS