LOT 8 BLOCK D QUAIL RIDGE ESTATE
770-1362, 833-1599 THRU 833-1603

BEEKS TERRANCE/BEEKS CHERYL MAC
2000 SW FALLON LN
LAKE CITY, FL 32025

2026

01-4S-16-02664-158

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

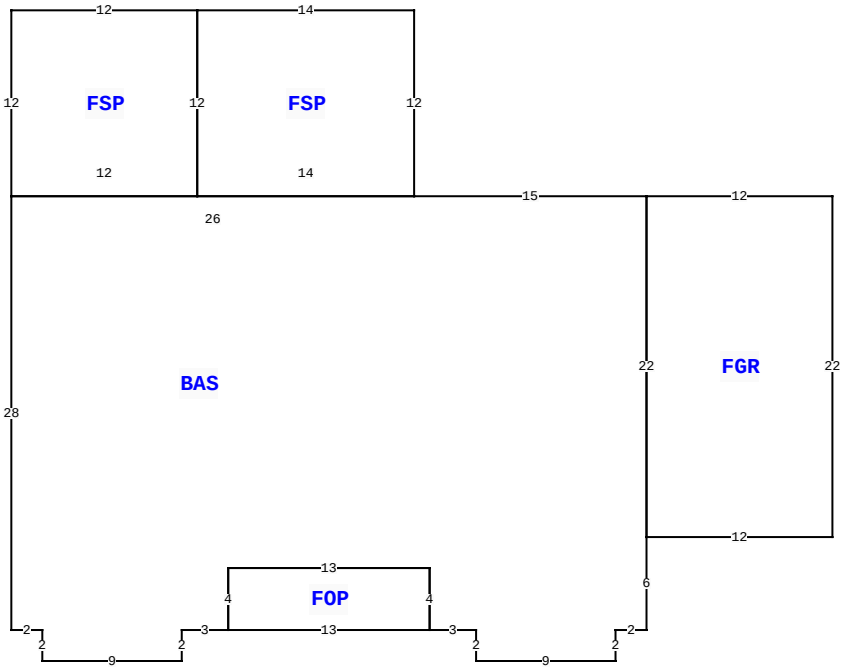
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	136,638
FGR	264	55		145	17,502
FOP	52	30		16	1,931
FSP	144	40		58	7,001
FSP	168	40		67	8,087
TOTALS	1,760			1,418	171,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,418	127.9200	143.27	203,157	1997	2010	0	0	0	15.75	84.25

1 SINGLE FAM 100% - 2025 Heated Area: 1132 HX Base Yr 2025



2000 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		171,160
TOTAL MARKET OB/XF VALUE		6,014
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		195,674
SOH/AGL Deduction		0
ASSESSED VALUE		195,674
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		139,952
TOTAL JUST VALUE		195,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044602	Roof Replacement	10,079	06/03/2022
888	SFR	340	02/14/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1509/436	1/22/2024	WD	Q	I	01	239,500
GRANTOR: HJELSAND AGNES A						
GRANTEE: BEEKS TERRANCE						
0964/2168	10/04/2002	WD	Q	I		79,500
GRANTOR: S REAGAN						
GRANTEE: LELAND & AGNES HJEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 W26 S28 E2 S2 E9 N2 E3 N4 E13 S4 E3 S2 E9 N2 E2 N6 N22 $
FGR=[ORIG=0,22] E12 N22 W12 S22 $
FSP=[ORIG=-15,0] N12 W14 S12 E14 $
FSP=[ORIG=-29,-12] W12 S12 E12 N12 $
FOP=[ORIG=-27,28] E13 N4 W13 S4 $
.

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	756.00	UT	1.50	1.50	100	1997	1997	3	100	1,134	
2	0169	FENCE/WOOD	0	100	0	0	270.00	UT	5.00	5.00	100	1999	1999	3	100	1,350	
3	0294	SHED WOOD/	0	100	6	10	60.00	UT	5.50	5.50	100	1999	1999	3	100	330	
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 6,014

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 03/04/2024 BY TP Total Acres: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/20/2025 BY SYS