LOT 9 BLOCK D QUAIL RIDGE
ESTATES S/D UNIT 1.

JOHNSON LINNIE T
1986 SW FALON LN
LAKE CITY, FL 32025

2026

01-4S-16-02664-159

COLUMBIA COUNTY PROPERTY

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	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

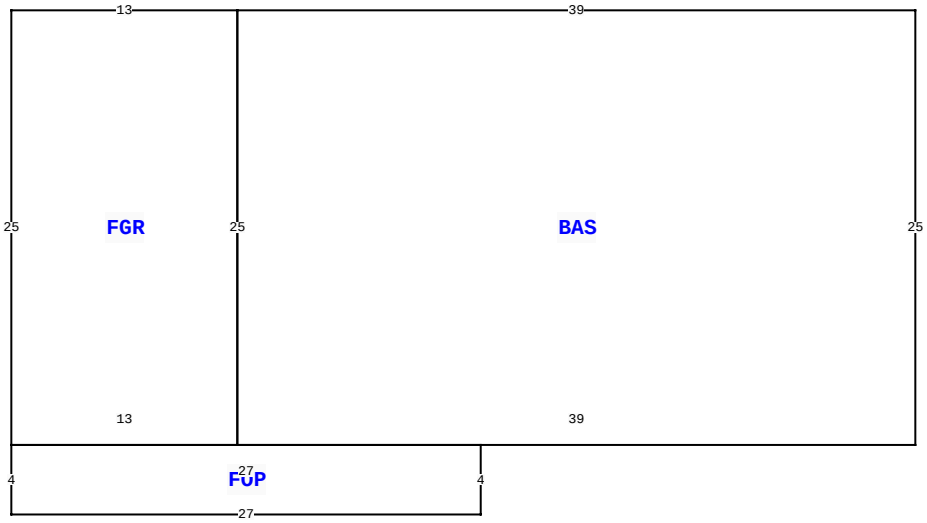
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 1416.0300 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	975	100		975	84,806
FGR	325	55		179	15,570
FOP	108	30		32	2,784
TOTALS	1,408			1,186	103,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,186	115.0560	128.86	152,828	1999	1999	0	0	0	32.50	67.50

1 SINGLE FAM 0% - 0 Heated Area: 975 HX Base Yr



1986 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	103,159
TOTAL MARKET OB/XF VALUE	1,010
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	122,669
SOH/AGL Deduction	0
ASSESSED VALUE	122,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,669
TOTAL JUST VALUE	122,669
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,579

LAND:1:1: 0.24 AC.
SALE:1:1: 29 LOTS IN UNITS I & II

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0893/2797	12/21/1999	WD	Q	I		67,000
GRANTOR: THREE RIVERS HOUSING						
GRANTEE: L JOHNSON						
0843/1031	7/16/1997	WD	U	V	35	225,000
GRANTOR: QUAIL RIDGE GROUP						
GRANTEE: THREE RIVERS HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 FGR= W13 S25 FOP= S4 E27 N4 W27$ E13 N25 $ S25 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	0	10	34	340.00	UT	1.50	1.50	100	1999	1999	3	100	510	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,010

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	0		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