LOT 10 BLOCK D QUAIL RIDGE
ESTATES S/D UNIT 1.

ELLIOTT KIMBERLY
1970 SW FALLON LANE
LAKE CITY, FL 32025

2026

01-4S-16-02664-160

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

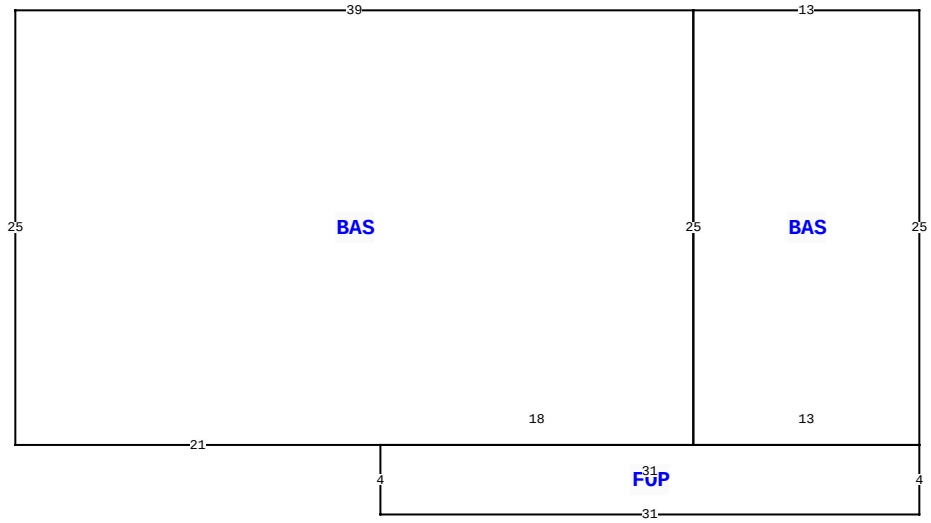
NEIGHBORHOOD/LOC 1416.0300 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	325	100		325	26,979
BAS	975	100		975	80,937
FOP	124	30		37	3,071
TOTALS	1,424			1,337	110,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,337	109.8000	122.98	164,424	1999	1999	0	0	0	32.50	67.50

1 SINGLE FAM 100% - 2000 Heated Area: 1300 HX Base Yr 2000



1970 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		110,986
TOTAL MARKET OB/XF VALUE		1,389
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		130,875
SOH/AGL Deduction		45,889
ASSESSED VALUE		84,986
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		34,264
TOTAL JUST VALUE		130,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,931

LAND:1:1: 0.24 AC.

SALE:1:1: 29 LOTS IN UNITS I & II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043846	Roof Replacement	9,000	03/07/2022
2156	ADDN SFR	75	05/26/2011
1538	SFR	168	05/11/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0893/2576	12/17/1999	WD	Q	I		67,000
GRANTOR: THREE RIVERS HOUSING						
GRANTEE: K ELLIOTT						
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 S25 E21 FOP= S4 E31 N4 W31$ E18 BAS= E13 N25 W13 S25$ 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	459.00	UT	1.50	1.50	100	1999	1999	3	100	689	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1999	1999	3	100	600	
3	0294	SHED WOOD/	0	100	10	20	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,389

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 10/03/2025 BY SYS