

LOT 11 BLOCK D QUAIL RIDGE ESTAT
770-1362, 821-1019, 821-1021, 82

HERNANDEZ SAMUEL/HERNANDEZ ELIZABETH
1952 SW FALLON LN
LAKE CITY, FL 32025

2026

01-4S-16-02664-161



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	264	100		264	25,192
BAS	1,132	100		1,132	108,020
FSP	38	40		15	1,431
FSP	52	40		21	2,004
PTO	120	5		6	572

TOTALS 1,606 1,438 137,220

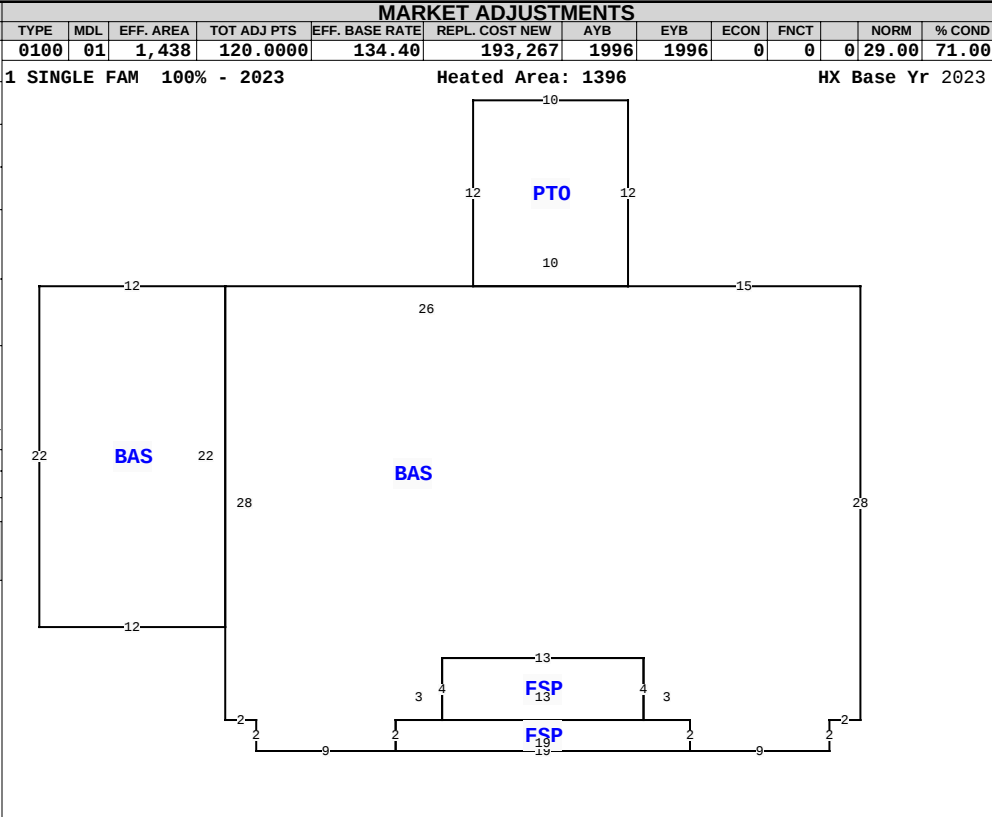
EXTRA FEATURES

N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0166	CONC, PAVMT	0	100	0	0	
2	0120	CLFENCE 4	0	100	0	0	
3	0294	SHED WOOD/	0	100	0	0	

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	% 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	98.00	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



1952 SW FALLON LN, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 1,855

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	98.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		137,220
TOTAL MARKET OB/XF VALUE		1,855
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		157,575
SOH/AGL Deduction		10,559
ASSESSED VALUE		147,016
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,294
TOTAL JUST VALUE		157,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044246	Roof Replacement	8,220	04/22/2022
723	SFR	191	05/14/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE	Q U	V I	RSN CD	SALE PRICE
1466/2691	5/06/2022	WD	U	I	30	170,000

GRANTOR: BEAUCHAMP PAUL R III
GRANTEE: HERNANDEZ SAMUEL
1113/1712 3/13/2007 WD Q I 134,500
GRANTOR: SHELIA & TODD MANNING
GRANTEE: PAUL R BEAUCHAMP II

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 W26 S28 E2 S2 E9 N2 E3 N4 E13 S4 E3 S2 E9
N2 E2 N28 \$
BAS=[ORIG=-41,0] W12 S22 E12 N22 \$
PTO=[ORIG=-15,0] N12 W10 S12 E10 \$
FSP=[ORIG=-27,28] E13 N4 W13 S4 \$
FSP=[ORIG=-30,30] E19 N2 W19 S2 \$
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