

N DIV:COMM SE COR, RUN W 80.4 FT
 CONT W 75.02 FT, N PARALLEL TO 4
 TO S LINE OF ALLEY, E ALONG ALLE

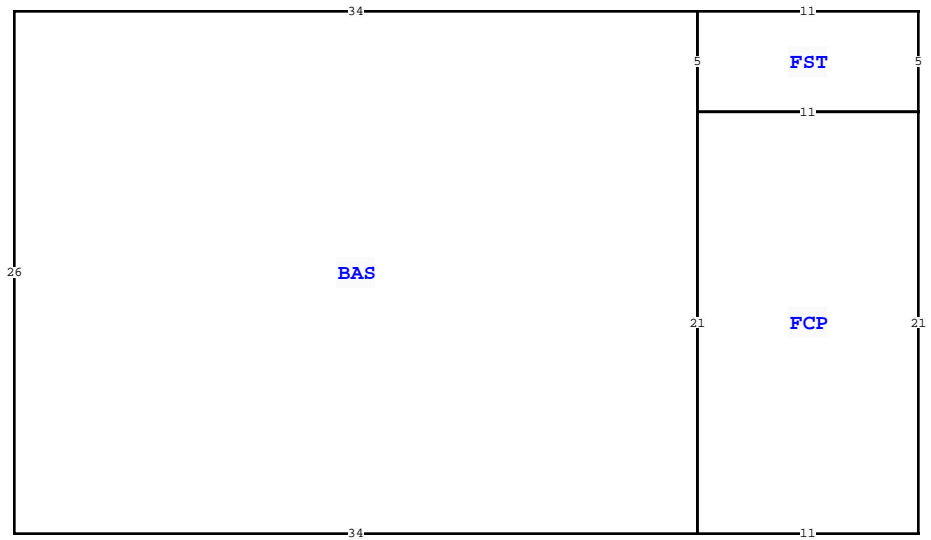
BLACKIE KEITH/BLACKIE SUSAN
 2031 SW FALLON LN
 LAKE CITY, FL 32025

2026

00-00-00-12204-000

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	04 SINGLE SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	09 PINE WOOD 100				
Air Condition	02 WINDOW 100				
Heating Type	02 CONVECTION 100				
Bedrooms	3 100				
Bathrooms	1 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architctual	05 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	04 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	830317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100		884	52,772
FCP	231	25		58	3,463
FST	55	55		30	1,791
TOTALS	1,170			972	58,024

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	972	82.0040	91.84	89,268	1952	1952		0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 884 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			58,024
TOTAL MARKET OB/XF VALUE			100
TOTAL LAND VALUE - MARKET			8,490
TOTAL MARKET VALUE			66,614
SOH/AGL Deduction			1,941
ASSESSED VALUE			64,673
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			64,673
TOTAL JUST VALUE			66,614
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			63,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/0365	1/13/2014	TD	U	I	18	9,100
GRANTOR: CLERK OF COURT						
GRANTEE: KEITH & SUSAN BLACK						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/12/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W34 S26 E34 FCP= E11 N21 W11 S21\$ N21 FST= E11 N5 W11 S5\$ N5\$.	

EXTRA FEATURES																
L N	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	0	1.00	UT	0.00	0.00	100	1985	1985	3	100	100	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	0			0.00	0.00	5,660.00	SF		1.00	1.00	1.00	1.50	1.50	8,490								