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

2027

00-00-00-12204-000

BUILDING CHARACTERISTICS

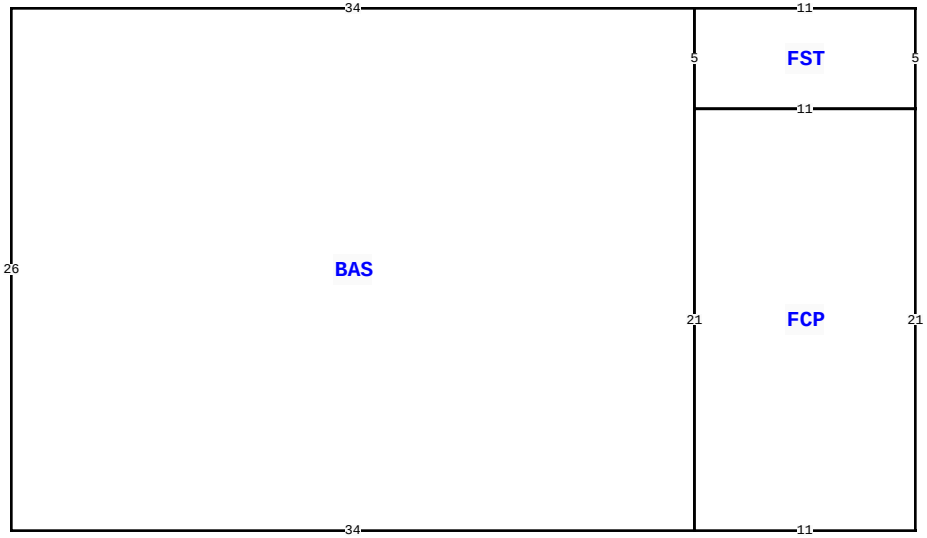
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	51,829
FCP	231	25		58	3,401
FST	55	55		30	1,759
TOTALS	1,170			972	56,988

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	90.20	87,674	1952	1952	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 884 HX Base Yr



384 NW GARNET GLN, LAKE CITY

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

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	0	0	1.00	UT	0.00	0.00	100	1985	1985	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	56,988
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	8,490
TOTAL MARKET VALUE	65,578
SOH/AGL Deduction	0
ASSESSED VALUE	65,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,578
TOTAL JUST VALUE	65,578
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,614

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S26 E34 FCP= E11 N21 W11 S21$ N21 FST= E11 N5 W11 S5$ N5$.

LAND DESCRIPTION

TOTAL OB/XF 100

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			0.00	0.00	5,660.00	SF		1.00	1.00	1.00	1.50	1.50	8,490							

REVIEW DATE 11/18/2015 BY DF Total Acres: 0.13 Total Land Value: 8,490 Market: 0 Agricultural: 0 Common: 8,490 PRINTED 11/17/2026 BY SYS