LOT 7 BLOCK C QUAIL RIDGE
ESTATES S/D UNIT 1.

MURPHY MARISHA
2079 SW FALLON LN
LAKE CITY, FL 32025

2027

01-4S-16-02664-137

BUILDING CHARACTERISTICS

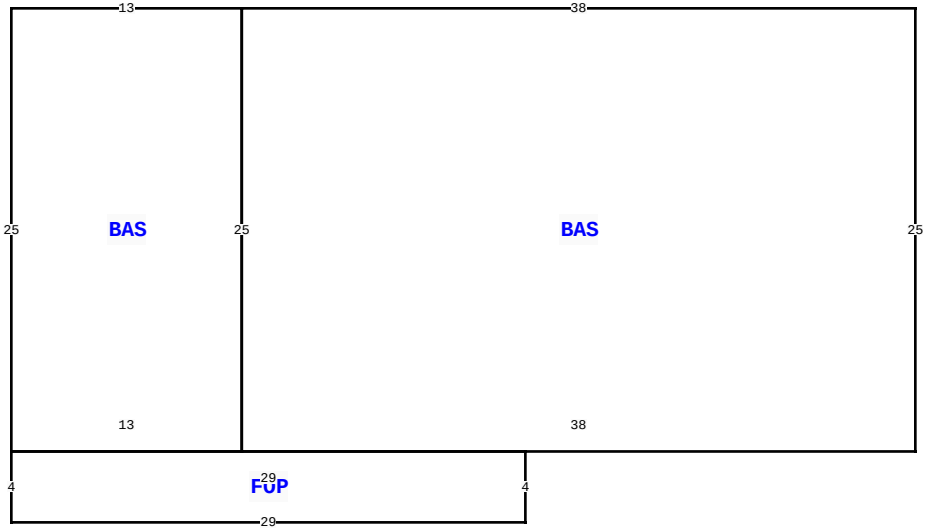
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	27,724
BAS	950	100		950	81,040
FOP	116	30		35	2,986
TOTALS	1,391			1,310	111,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,310	112.8000	124.08	162,545	1998	2000	0	0	0	31.25	68.75

1 SINGLE FAM 0% - 0 Heated Area: 1275 HX Base Yr



2079 SW FALLON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	492.00	UT	1.50	1.50	100	1998	1998	3	100	738	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	111,750
TOTAL MARKET OB/XF VALUE	788
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	131,038
SOH/AGL Deduction	0
ASSESSED VALUE	131,038
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,038
TOTAL JUST VALUE	131,038
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1239	SFR	228	05/15/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1266/1214	11/27/2013	TR	Q	I	01	90,000
GRANTOR: NORMA CAMPBELL AS TRU						
GRANTEE: MARISHA MURPHY						
1257/1028	6/25/2013	WD	U	I	12	26,500
GRANTOR: SECRETARY OF THE DEPA						
GRANTEE: NORMA CAMPBELL AS T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 BAS= W13 S25 FOP= S4 E29 N4 W29$ E13 N25 $ S25 E38 N25$.

LAND DESCRIPTION

TOTAL OB/XF 788

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	82.00	113.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/21/2023 BY JB Total Acres: 0.21 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS