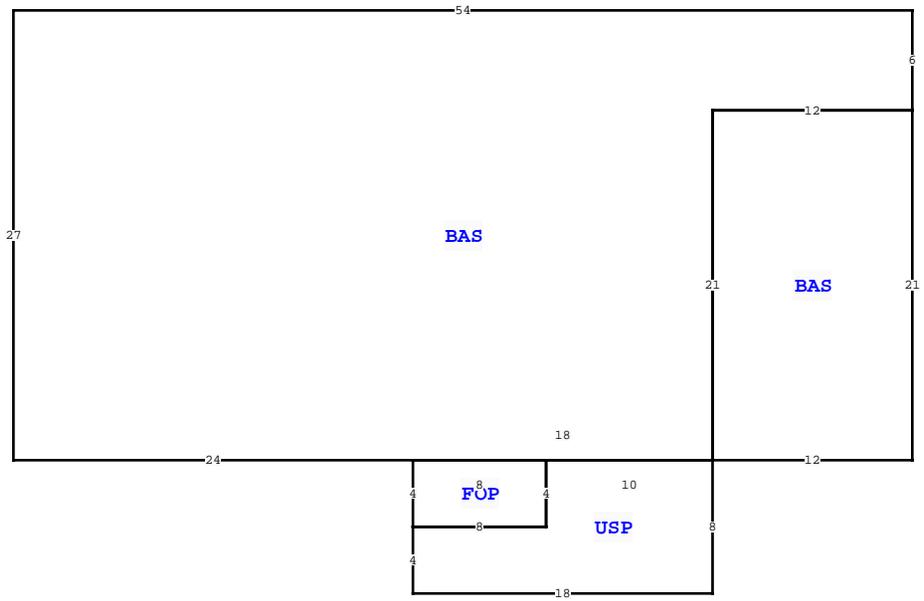


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2022								



Quality					
DOR CODE	DESCRIPTION				
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	252	100		252	21,977
BAS	1,206	100		1,206	105,174
FOP	32	30		10	872
USP	112	35		39	3,401
TOTALS	1,602			1,507	131,425

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		131,425
TOTAL MARKET OB/XF VALUE		4,674
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		154,599
SOH/AGL Deduction		9,203
ASSESSED VALUE		145,396
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,985
TOTAL JUST VALUE		154,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1737	SFR	160	02/02/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/1411	8/18/2020	WD Q	Q	I	01	135,000
GRANTOR: SHANE & STEPHANIE WAR						
GRANTEE: ALEXANDRA STEPHENSO						
1162/1325	11/12/2008	WD Q	Q	I		114,900
GRANTOR: JUSTIN FITZHUGH						
GRANTEE: SHANE & STEPHANIE W						

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	100	0	0	UT	2.00	2.00	100	2000	2000	3	100	964	
2	0296	SHED METAL	0	100	8	10	UT	12.00	12.00	100	2000	2000	3	100	960	
3	0169	FENCE/WOOD	0	100	0	0	UT	1,200.00	1,200.00	75	2009	2009	3	75	900	
4	0258	PATIO	0	100	0	0	UT	0.00	0.00	100	2009	2009	3	100	50	
5	0263	PRCH, USP	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	1,800	

2061 SW FALLON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=	W54 S27 E24 FOP= S4 USP= S4 E18 N8 W10 S4 W8\$ E8 N4 W8\$ E18 BAS= E12 N21 W12 S21\$ N21 E12 N6\$.

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 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	82.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							