LOT 9 BLOCK C QUAIL RIDGE ESTATES S/D UNIT 1.

CAREY ADAM WAYNE/CAREY JESSICA SMITH
2041 SW FALLON LN
LAKE CITY, FL 32025

2027

01-4S-16-02664-139

BUILDING CHARACTERISTICS

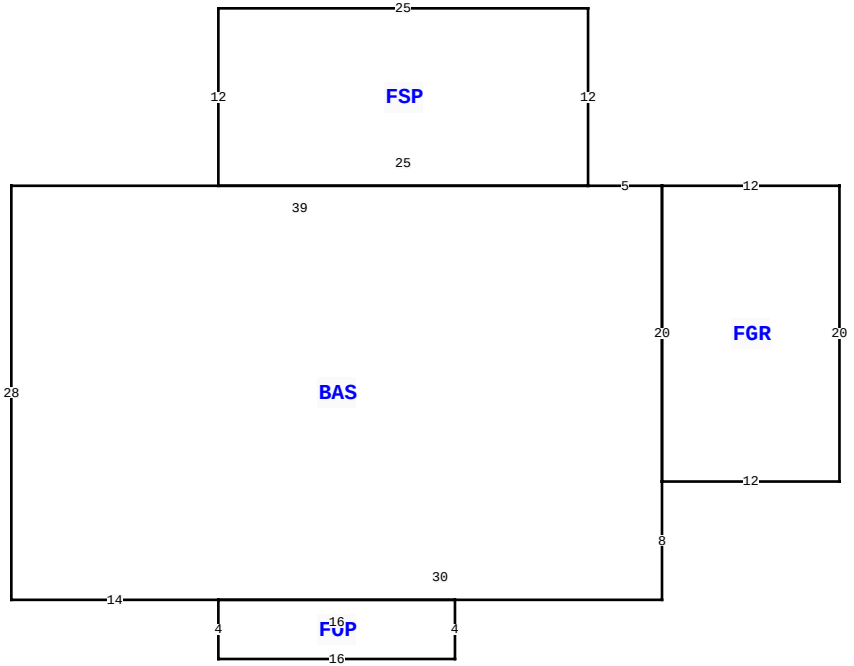
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,232	100		1,232	117,079
FGR	240	55		132	12,544
FOP	64	30		19	1,805
FSP	300	40		120	11,404
TOTALS	1,836			1,503	142,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,503	123.4200	135.76	204,047	2001	2001	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2027 Heated Area: 1232 HX Base Yr 2027



2041 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	100	0	0	648.00	UT	1.50	1.50	100	2001	2001	3	100	972	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		142,833
TOTAL MARKET OB/XF VALUE		4,972
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		166,305
SOH/AGL Deduction		0
ASSESSED VALUE		166,305
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		114,894
TOTAL JUST VALUE		166,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1943	SFR	165	10/30/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1408/1306	3/20/2020	WD	Q	I	01	145,000
GRANTOR: SHARON M HOOKS						
GRANTEE: ADAM WAYNE & JESSIC						
1290/0888	3/03/2015	QC	U	I	11	100
GRANTOR: EDWARD P HOOKS JR						
GRANTEE: SHARON M HOOKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 FSP= N12 W25 S12 E25$ W39 S28 E14 FOP= S4 E16 N4 W16$ E30 N8 FGR= E12 N20 W12 S20$ N20$.

LAND DESCRIPTION

TOTAL OB/XF 4,972

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	100		RSF-1	82.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/21/2023 BY KS Total Acres: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS