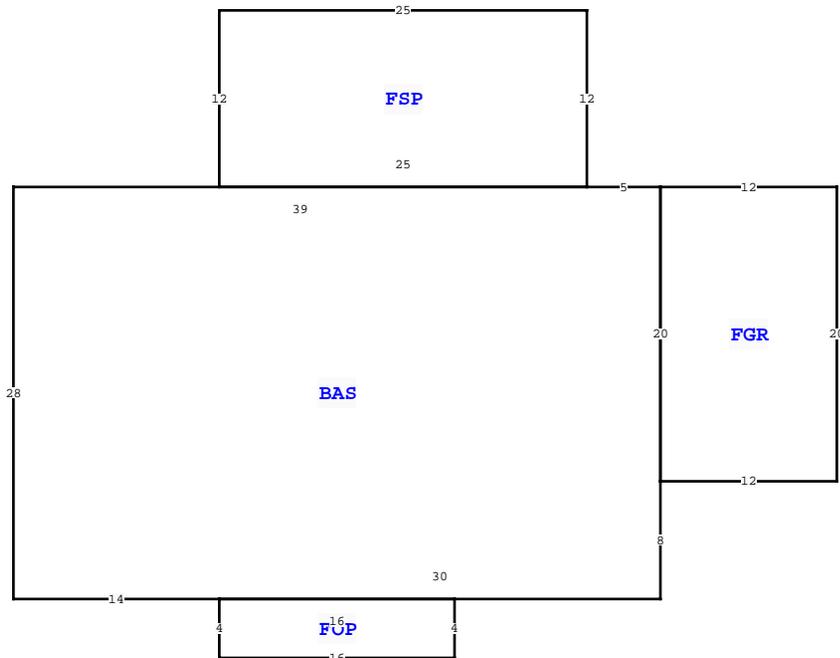




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

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	140.70	211,472	2001	2001	0	0	30.00	70.00		
1 SINGLE FAM 0% - 2021 Heated Area: 1232 HX Base Yr													



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	121,339
FGR	240	55		132	13,000
FOP	64	30		19	1,871
FSP	300	40		120	11,819
TOTALS	1,836			1,503	148,030

2041 SW FALLON LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			148,030
TOTAL MARKET OB/XF VALUE			4,972
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			171,502
SOH/AGL Deduction			0
ASSESSED VALUE			171,502
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			171,502
TOTAL JUST VALUE			171,502
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			171,501

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						

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

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