



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	32	HARDIE BRD	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
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
BAS	1,132	100	
FGR	264	55	
FOP	52	30	
FSP	100	40	
FSP	164	40	
TOTALS	1,712		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,399	120.6000	137.48	192,335	1996	1996	0	0	29.00	71.00
1 SINGLE FAM 100% - 1997 Heated Area: 1132 HX Base Yr 1997											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		136,558
TOTAL MARKET OB/XF VALUE		1,687
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		156,745
SOH/AGL Deduction		58,467
ASSESSED VALUE		98,278
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		46,867
TOTAL JUST VALUE		156,745
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1527	SFR	168	07/06/1999
562	SFR	204	10/27/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0813/1407	11/14/1995	WD	U	I	32	61,900
GRANTOR: FRANK A TODD III						
GRANTEE: KEITH E & MARY SUSA						
0813/1405	11/13/1995	WD	U	V	12	8,500
GRANTOR: DDP CORP						
GRANTEE: FRANK A TODD III						

EXTRA FEATURES		2031 SW FALLON LN, LAKE CITY	
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	1.50
2	0294	SHED WOOD/	0.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W11 FSP= N11 W24 S11 E11N10 E10 S10 E3\$ W3 FSP= N10 W10 S10 E10\$ W27 FGR= W12 S22 E12 N22\$ S28 E3 S2 E9 N2 E2 FOP= E13N4 W13 S4\$ N4 E13 S4 E2 S2 E9 N2 E3 N28\$.	

LAND DESCRIPTION		TOTAL OB/XF 1,687																						
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	1208.00	84.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							