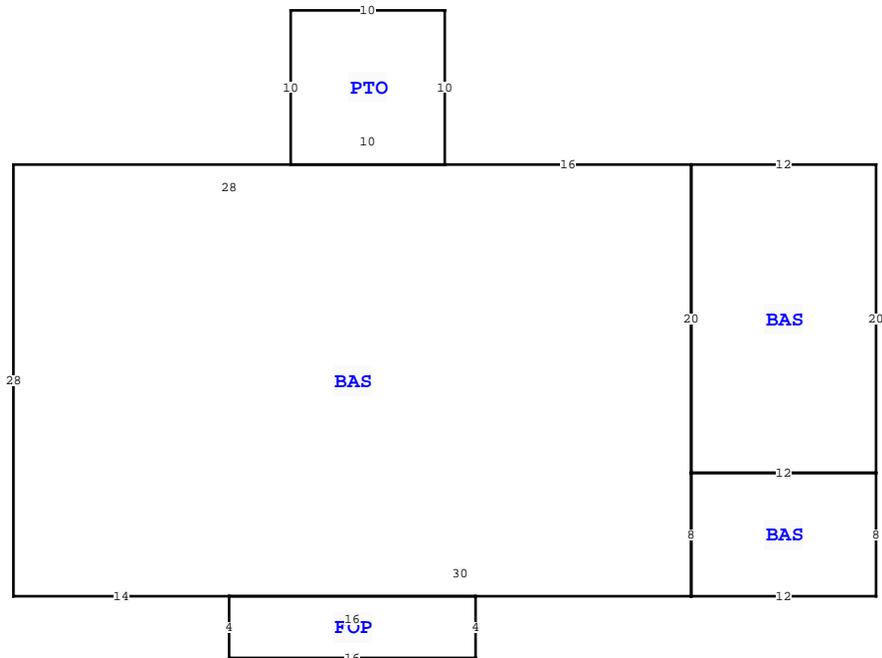




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	04	04	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	96	100	
BAS	240	100	
BAS	1,232	100	
FOP	64	30	
PTO	100	5	
TOTALS	1,732		

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%	- 2023								
Heated Area: 1568						HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			151,370
TOTAL MARKET OB/XF VALUE			1,217
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			171,087
SOH/AGL Deduction			18,931
ASSESSED VALUE			152,156
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			100,745
TOTAL JUST VALUE			171,087
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			171,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1841	SFR	165	06/23/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1401/2526	12/20/2019	WD	Q	I	01	116,000
GRANTOR: KAI JUPIN						
GRANTEE: AMBER LOFSTROM & JA						
1320/0078	7/25/2016	WD	Q	I	01	90,000
GRANTOR: MICHAEL CARL CUATT (M)						
GRANTEE: KAI JUPIN (SINGLE M)						

EXTRA FEATURES		1969 SW FALLON LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100

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

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	811.00	UT	1.50	1.50	100	2000	2000	3	100	1,217	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W16 W28 S28 E14 E30 N8 N20 \$	
BAS=[ORIG=0,20] E12 N20 W12 S20 \$	
PTO=[ORIG=-16,0] N10 W10 S10 E10 \$	
BAS=[ORIG=0,28] E12 N8 W12 S8 \$	
FOP=[ORIG=-30,28] S4 E16 N4 W16 \$	

LAND DESCRIPTION		TOTAL OB/XF 1,217																						
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	1214.00	71.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							