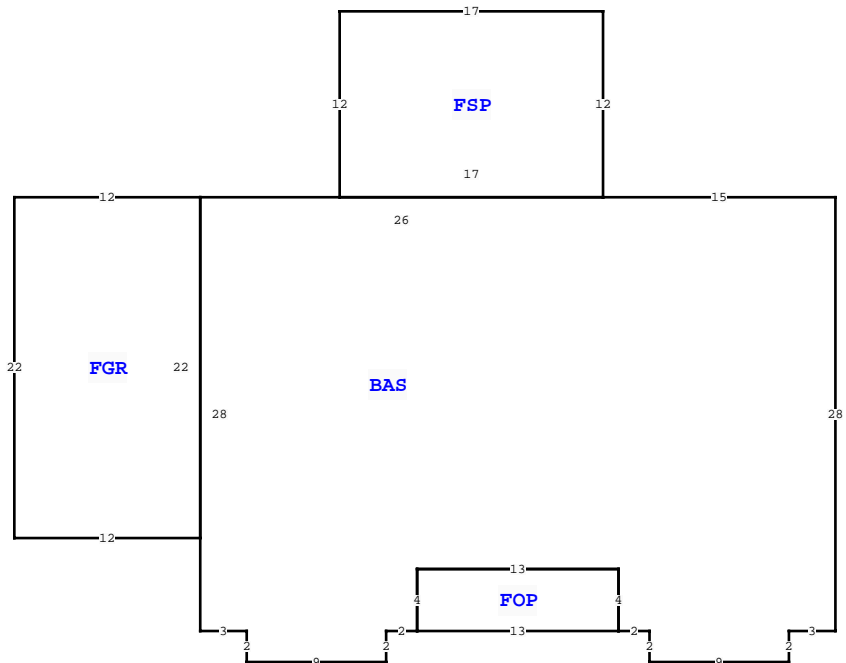


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	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	204	40	
TOTALS	1,652		

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%	- 2003								
				Heated Area: 1132							
					HX Base Yr 2003						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			126,546
TOTAL MARKET OB/XF VALUE			1,037
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			146,083
SOH/AGL Deduction			50,111
ASSESSED VALUE			95,972
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			44,561
TOTAL JUST VALUE			146,083
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			148,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
595	SFR	204	12/06/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0949/1535	3/22/2002	WD	Q	I		75,000
GRANTOR: JUDITH A SPRING						
GRANTEE: DANNY & JANET STEPH						
0844/1957	8/04/1997	WD	Q	I	02	0
GRANTOR: GEORGE & GENEVIEVE HU						
GRANTEE: GEORGE & GENEVIEVE						

EXTRA FEATURES		2112 SW FALLON LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	1.50
2	0258	PATIO	0.00
3	0296	SHED METAL	0.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 FSP= N12 W17 S12 E17\$ W26 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 1,037																						
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	95.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							