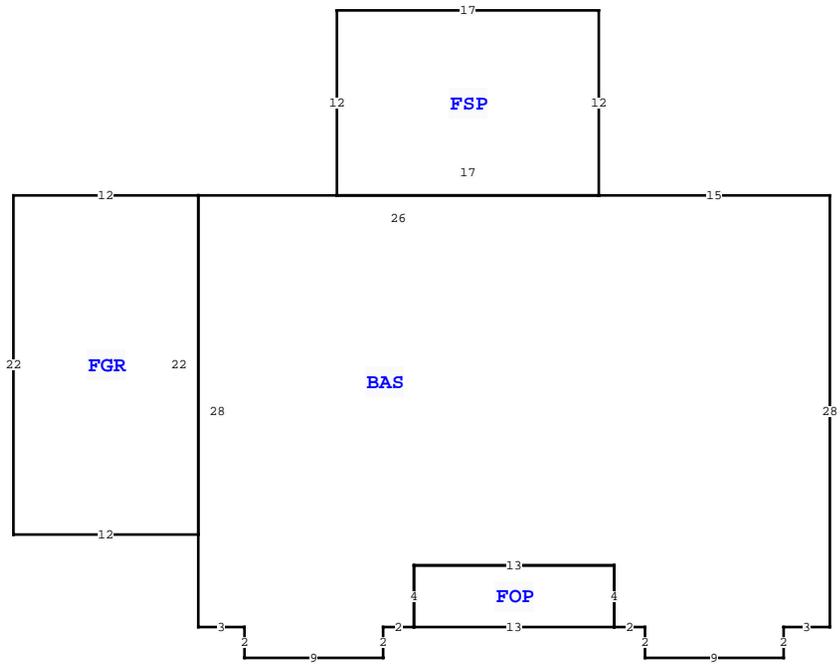




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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	
1	SINGLE FAM	100%	- 2003									
			Heated Area: 1132				HX Base Yr 2003					



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	1,132	100		1,132	106,043
FGR	264	55		145	13,583
FOP	52	30		16	1,499
FSP	204	40		82	7,682
<b>TOTALS</b>	<b>1,652</b>			<b>1,375</b>	<b>128,807</b>

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE	128,807			
TOTAL MARKET OB/XF VALUE	1,037			
TOTAL LAND VALUE - MARKET	18,500			
TOTAL MARKET VALUE	148,344			
SOH/AGL Deduction	52,372			
ASSESSED VALUE	95,972			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	44,561			
TOTAL JUST VALUE	148,344			
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	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			591.00	UT	1.50				887	
2	0258	PATIO	0	100	0	0			1.00	UT	0.00				50	
3	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				100	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC 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								