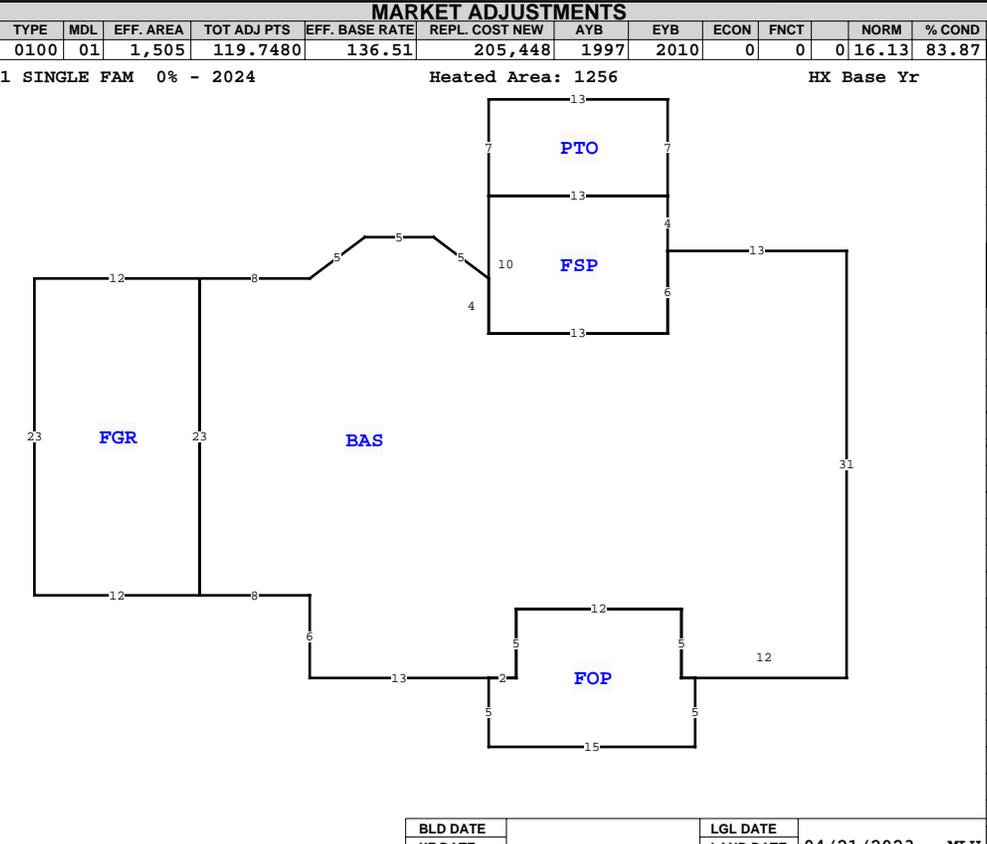


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	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	1,256	100	
FGR	276	55	
FOP	135	30	
FSP	130	40	
PTO	91	5	
TOTALS	1,888		



**COLUMBIA COUNTY PROPERTY VALUATION SUMMARY**

VALUATION BY	STANDARD
Tax Group: 1	
BUILDING MARKET VALUE	172,309
TOTAL MARKET OB/XF VALUE	4,991
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	195,800
SOH/AGL Deduction	0
ASSESSED VALUE	195,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,800
TOTAL JUST VALUE	195,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
807	SFR	222	09/06/1996

**SALES DATA**

OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1483/1809	1/30/2023	WD Q	Q	I	01	224,000

GRANTOR: MELLENCAMP JUDY A  
GRANTEE: HERNANDEZ-FLORES LU  
1476/807 9/27/2022 PB U I 18 0  
GRANTOR: WATERS ROBERT A  
GRANTEE: MELLENCAMP JUDY A

2096 SW FALLON LN, LAKE CITY

L	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	590.00	UT	2.50	2.50	100	1997	1997	3	100	1,475	
2	0294	SHED WOOD/	0	0	12	14	168.00	UT	12.00	12.00	100	2009	2009	3	100	2,016	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

**BUILDING NOTES**

**BUILDING DIMENSIONS**

BAS= W13 FSP= N4 PTO= N7 W13 S7 E13\$ W13 S10 E13 N6\$ S6 W13 N4 U3 L4 W5 L4 D3 W8 FGR= W12 S23 E12 N23\$ S23 E8 S6 E13 FOP= S5 E15 N5 W1 N5 W12 S5 W2\$ E2 N5 E12 S5 E12 N31\$.

**LAND DESCRIPTION**

L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	85.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							