LOT 3 BLOCK D QUAIL RIDGE ESTATE

770-1362, 841-772, 841-774, 976-

HARDMAN DOMONIQUE/HARDMAN SOO-LING
2076 SW FALLON LN
LAKE CITY, FL 32025

2026

01-4S-16-02664-153

BUILDING CHARACTERISTICS

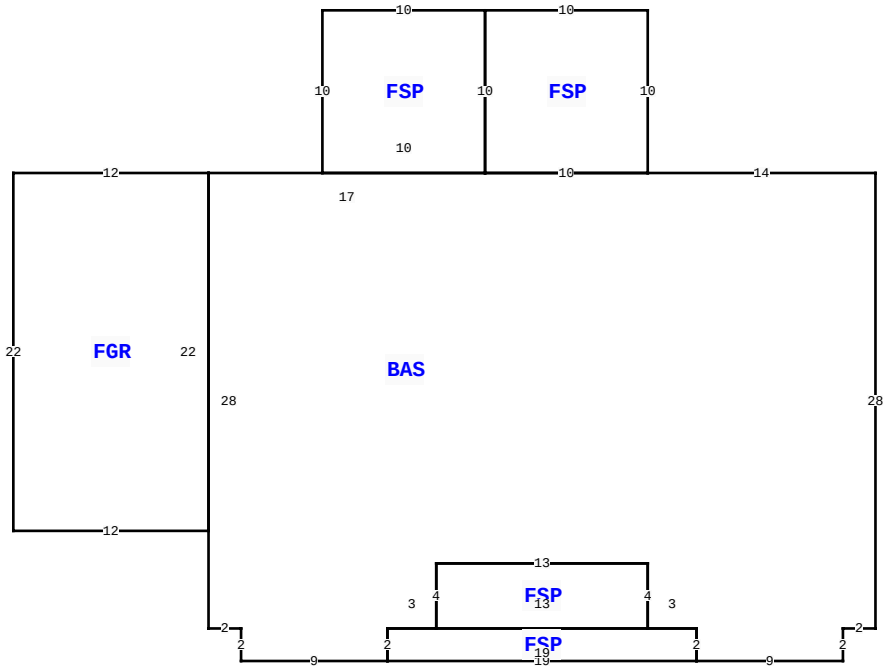
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,132	100		1,132	111,133
FGR	264	55		145	14,235
FSP	38	40		15	1,473
FSP	52	40		21	2,061
FSP	100	40		40	3,927
FSP	100	40		40	3,927
TOTALS	1,686			1,393	136,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,393	125.4000	140.45	195,647	1997	1997	0	0	0	30.10	69.90

1 SINGLE FAM 100% - 2023 Heated Area: 1132 HX Base Yr 2023



2076 SW FALLON LN, LAKE CITY

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

EXTRA FEATURES

LN	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	630.00	UT	1.50	1.50	100	1997	1997	3	100	945	
2	0120	CLFENCE 4	0	100	0	0	200.00	UT	4.50	4.50	75	1997	1997	3	75	675	
3	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	100	1997	1997	3	100	1,080	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		136,757
TOTAL MARKET OB/XF VALUE		2,700
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		157,957
SOH/AGL Deduction		1,418
ASSESSED VALUE		156,539
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		105,128
TOTAL JUST VALUE		157,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045258	Roof Replacement	15,900	08/22/2022
1001	SFR	214	06/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/397	8/31/2022	WD	Q	I	01	140,000
GRANTOR: HAMMOND KELLA KURAY						
GRANTEE: HARDMAN DOMONIQUE						
1475/391	7/19/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ISABE						
GRANTEE: HAMMOND KELLA KURAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N10 W10 S10 E10$ W10 FSP= N10 W10 S10 E10$ W17
FGR= W12 S22 E12 N22$ S28 E2 S2 E9 FSP= E19 N2 W19 S2$ N2 E3
FSP= E13 N4 W13 S4$ N4 E13 S4 E3 S2 E9 N2 E2 N28$.

LAND DESCRIPTION

TOTAL OB/XF 2,700

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	85.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/15/2023 BY KS Total Acres: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/23/2026 BY SYS