LOT 4 BLOCK D QUAIL RIDGE ESTATES S/D UNIT 1.

COLEMAN NICOLE D/ALBURY JARED W
2058 SW FALLON LN
LAKE CITY, FL 32025

2027

01-4S-16-02664-154

BUILDING CHARACTERISTICS

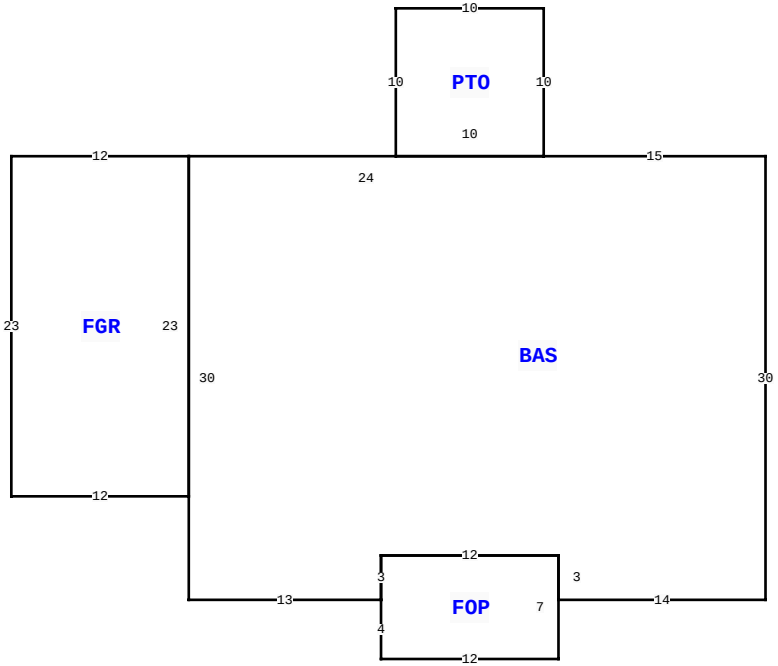
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,134	100		1,134	106,190
FGR	276	55		152	14,233
FOP	84	30		25	2,341
PTO	100	5		5	468
TOTALS	1,594			1,316	123,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,316	122.4000	134.64	177,186	1996	1996	0	0	0	30.45	69.55

1 SINGLE FAM 100% - 2009 Heated Area: 1134 HX Base Yr 2009



2058 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	524.00	UT	1.50	1.50	100	1996	1996	3	100	786	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	75	1996	1996	3	75	675	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		123,233
TOTAL MARKET OB/XF VALUE		1,461
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		143,194
SOH/AGL Deduction		47,622
ASSESSED VALUE		95,572
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		44,161
TOTAL JUST VALUE		143,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
670	SFR	168	03/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1164/0668	12/18/2008	WD	Q	I	01	100,000
GRANTOR: CYNTHIA E & SYLVESTER						
GRANTEE: NICOLE D COLEMAN &						
1034/2108	12/29/2004	WD	Q	I		95,000
GRANTOR: SHARON CARPENTER						
GRANTEE: CYNTHIA E & SYLVEST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N10 W10 S10 E10$ W24 FGR= W12 S23 E12 N23$ S30 E13 FOP= S4 E12 N7 W12 S3$ N3 E12 S3 E14 N30$.

LAND DESCRIPTION

TOTAL OB/XF 1,461

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 11/17/2026 BY SYS