LOT 5 BLOCK D QUAIL RIDGE ESTATE

770-1362, 833-2483,2485, PB 982-

SEARCY DEBORAH
2038 SW FALLON LN
LAKE CITY, FL 32025-6009

2026

01-4S-16-02664-155

BUILDING CHARACTERISTICS

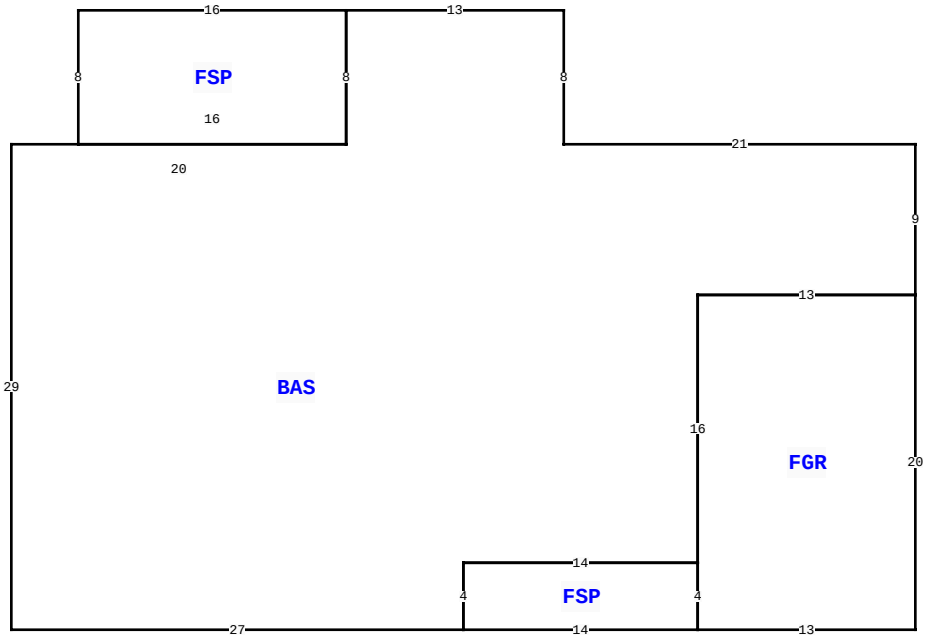
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	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	1,354	100		1,354	129,610
FGR	260	55		143	13,689
FSP	56	40		22	2,106
FSP	128	40		51	4,882
TOTALS	1,798			1,570	150,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,570	116.6220	132.95	208,732	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 0% - 2026 Heated Area: 1354 HX Base Yr



2038 SW FALLON LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	150,287
TOTAL MARKET OB/XF VALUE	4,253
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	173,040
SOH/AGL Deduction	0
ASSESSED VALUE	173,040
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,040
TOTAL JUST VALUE	173,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
919	SFR	291	04/14/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1566/436	4/20/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (HOMEW						
GRANTEE: SEARCY DEBORAH						
1202/1038	9/23/2010	WD	U	I	12	73,000
GRANTOR: HOMESALES INC OF DELA						
GRANTEE: VIOLA HOMEWOOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 N8 W13 FSP= W16 S8 E16 N8$ S8 W20 S29 E27 FSP= E14 N4 W14 S4$ N4 E14 FGR= S4E13 N20 W13 S16$ N16 E13 N9$.

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	0	0	0	1,083.00	UT	1.50	1.50	100	1997	1997	3	100	1,625	
2	0294	SHED WOOD/	0	0	0	0	144.00	UT	12.00	12.00	100	2009	2009	3	100	1,728	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 4,253

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	0		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 05/08/2026 BY SYS