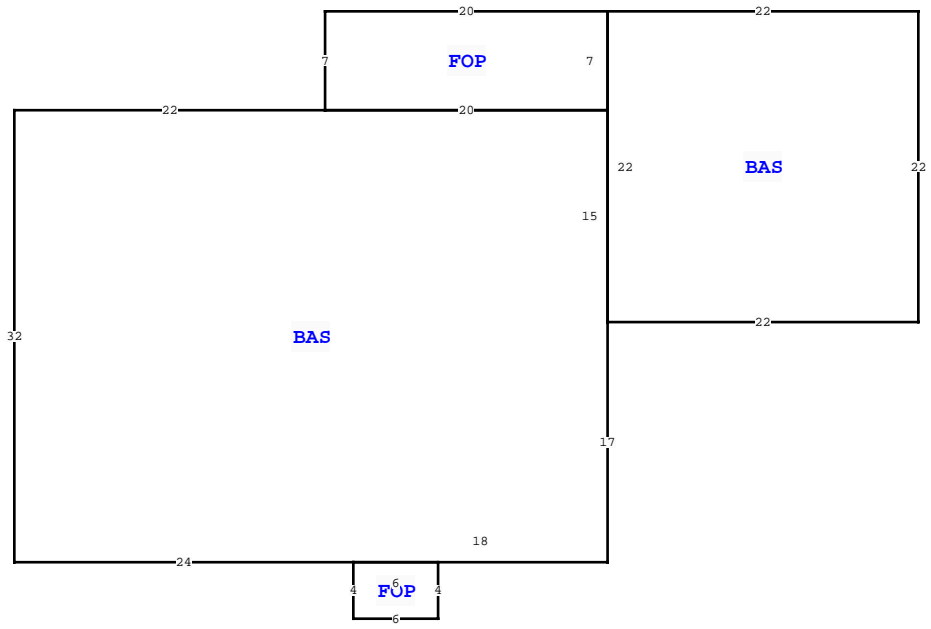


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	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	484	100	
BAS	1,344	100	
FOP	24	30	
FOP	140	30	
TOTALS	1,992		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,877	117.5130	131.61	247,032	2007	2007	0	0	18.00	82.00
1 SINGLE FAM 100% - 2021 Heated Area: 1828 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		202,566
TOTAL MARKET OB/XF VALUE		6,386
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		227,452
SOH/AGL Deduction		57,937
ASSESSED VALUE		169,515
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,104
TOTAL JUST VALUE		227,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4009	SFR	224	11/03/2006
0997			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/2307	11/21/2025	WD	U	I	11	100

GRANTOR: MCGOWAN RYAN
GRANTEE: HOWARD BRITNEY LEA
1369/0099 9/12/2018 WD U I 12 142,000
GRANTOR: FEDERAL NATIONAL MORT
GRANTEE: RYAN MCGOWAN & BRIT

EXTRA FEATURES		2028 SW FALLON LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0296	SHED METAL	0 100
3	0169	FENCE/WOOD	0 100

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	1,062.00	UT	3.00	3.00	100	2007	2007	3	100	3,186	
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

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

BUILDING DIMENSIONS	
BAS= W22 S32 E24 FOP= S4 E6 N4 W6\$ E18 N17 BAS= E22 N22 W22 S22\$ N15 FOP= N7 W20 S7 E20\$ W20\$.	

LAND DESCRIPTION		TOTAL OB/XF 6,386																						
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	85.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							