LOT 6 BLOCK D QUAIL RIDGE ESTATE
770-1362, 833-2483,2485, PB 982-

HOWARD BRITTNEY
2028 SW FALLON LANE
LAKE CITY, FL 32025

2027

01-4S-16-02664-156

BUILDING CHARACTERISTICS

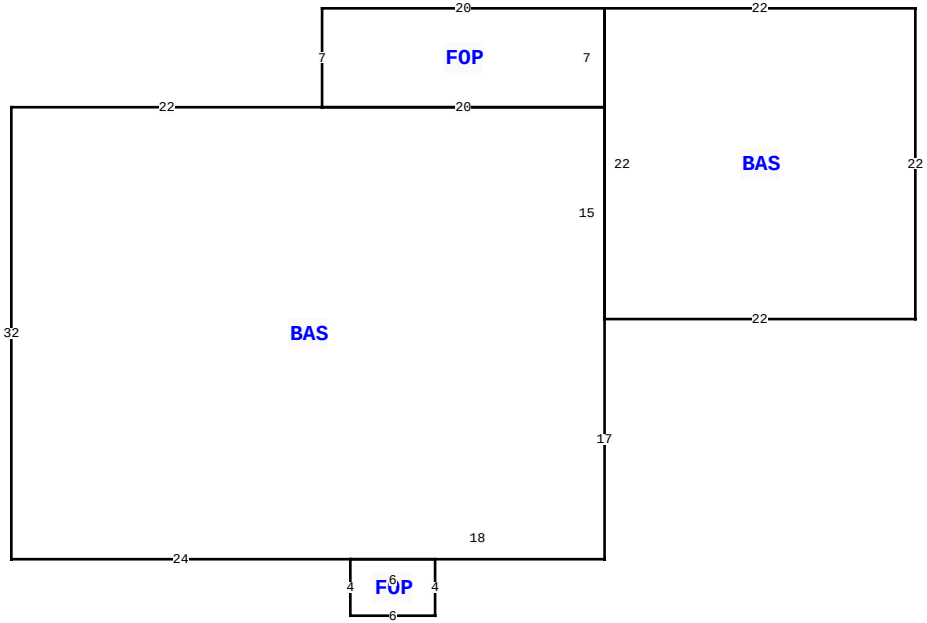
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	484	100		484	51,301
BAS	1,344	100		1,344	142,455
FOP	24	30		7	742
FOP	140	30		42	4,452
TOTALS	1,992			1,877	198,949

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	129.26	242,621	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2021 Heated Area: 1828 HX Base Yr 2021



2028 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	1,062.00	UT	3.00	3.00	100	2007	2007	3	100	3,186	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	198,949
TOTAL MARKET OB/XF VALUE	6,386
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	223,835
SOH/AGL Deduction	49,235
ASSESSED VALUE	174,600
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	123,189
TOTAL JUST VALUE	223,835
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,452

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

BUILDING NOTES

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

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 JB Total Acres: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS