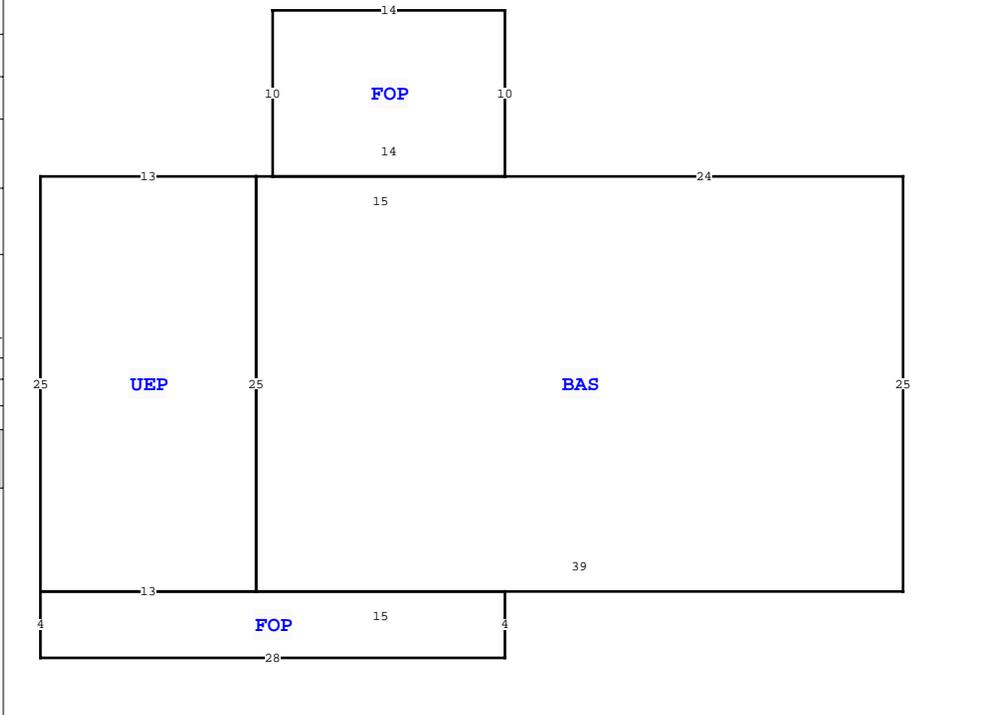


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,246	119.1360	135.82	169,232	1999	1999	0	0	32.50	67.50

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	114,232	
TOTAL MARKET OB/XF VALUE	1,852	
TOTAL LAND VALUE - MARKET	18,500	
TOTAL MARKET VALUE	134,584	
SOH/AGL Deduction	47,854	
ASSESSED VALUE	86,730	
TOTAL EXEMPTION VALUE	HX HB DX 56,411	
BASE TAXABLE VALUE	30,319	
TOTAL JUST VALUE	134,584	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	134,652	



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	975	100		975	89,387
FOP	112	30		34	3,117
FOP	140	30		42	3,850
UEP	325	60		195	17,877
TOTALS	1,552			1,246	114,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044985	Solar Power Syste	18,012	07/18/2022
1523	SFR	168	04/22/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0893/2764	12/17/1999	WD	Q	I		67,000
GRANTOR: THREE RIVERS HOUSING						
GRANTEE: C LARSON						
0843/1031	7/16/1997	U	U	V	35	225,000
GRANTOR: QUAIL RIDGE GROUP						
GRANTEE: THREE RIVERS HOUSIN						

2018 SW FALLON LN, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

EXTRA FEATURES																	
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	0	386.00	UT	1.50	1.50	100	1999	1999	3	100	579	
2	0296	SHED METAL	0	100	6	8	48.00	UT	7.50	7.50	100	1999	1999	3	100	360	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1999	1999	3	100	400	
4	0120	CLFENCE	4	0	100	0	152.00	UT	4.50	4.50	75	1999	1999	3	75	513	

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W24 FOP= N10 W14 S10 E14\$ W15 UEP= W13 S25 E13 N25\$ S25 FOP= W13 S4 E28 N4 W15\$ E39 N25\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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							