

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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	

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	133.43	166,254	1999	1999	0	0	32.50	67.50
1 SINGLE FAM 100% - 2000 Heated Area: 975 HX Base Yr 2000											



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	87,813
FOP	112	30		34	3,062
FOP	140	30		42	3,783
UEP	325	60		195	17,563
TOTALS	1,552			1,246	112,221

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

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	

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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			112,221
TOTAL MARKET OB/XF VALUE			1,852
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			132,573
SOH/AGL Deduction			45,843
ASSESSED VALUE			86,730
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			30,319
TOTAL JUST VALUE			132,573
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			134,652

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						

BUILDING NOTES											
2018 SW FALLON LN, LAKE CITY											

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