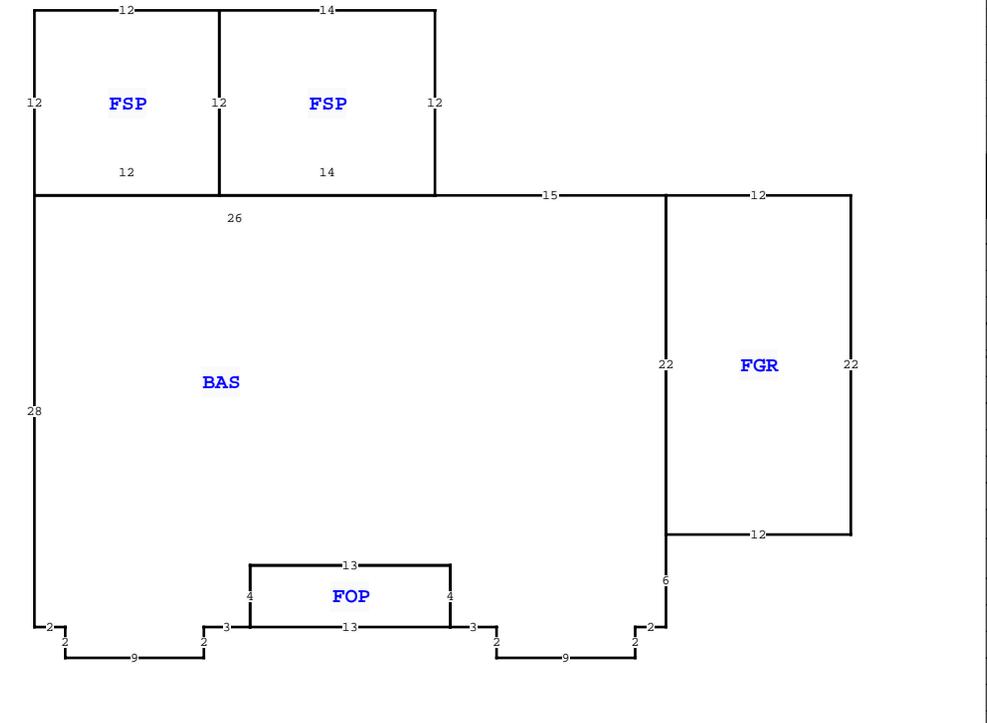


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPK 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
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	1,418	127.9200	145.83	206,787	1997	2010		0	0	15.75	84.25	
1 SINGLE FAM 100% - 2025 Heated Area: 1132 HX Base Yr 2025													



MAP NUM	MKT AREA	06			
1416.0300	1.00/				
NEIGHBORHOOD/LOC	1416.0300	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,132	100		1,132	139,080
FGR	264	55		145	17,815
FOP	52	30		16	1,966
FSP	144	40		58	7,126
FSP	168	40		67	8,232
TOTALS	1,760			1,418	174,218

2000 SW FALLON LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE			174,218
TOTAL MARKET OB/XF VALUE			6,014
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			198,732
SOH/AGL Deduction			0
ASSESSED VALUE			198,732
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			142,321
TOTAL JUST VALUE			198,732
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			197,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044602	Roof Replacement	10,079	06/03/2022
888	SFR	340	02/14/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/436	1/22/2024	WD Q	Q	I	01	239,500
GRANTOR: HJELSAND AGNES A						
GRANTEE: BEEKS TERRANCE						
0964/2168	10/04/2002	WD Q	Q	I		79,500
GRANTOR: S REAGAN						
GRANTEE: LELAND & AGNES HJEL						

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	756.00	UT	1.50	1.50	100	1997	1997	3	100	1,134	
2	0169	FENCE/WOOD	0	100	0	0	270.00	UT	5.00	5.00	100	1999	1999	3	100	1,350	
3	0294	SHED WOOD/	0	100	6	10	60.00	UT	5.50	5.50	100	1999	1999	3	100	330	
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,200	
TOTAL OB/XF 6,014																	

BUILDING NOTES													
BAS=[ORIG=0,0] W15 W26 S28 E2 S2 E9 N2 E3 N4 E13 S4 E3 S2 E9 N2 E2 N6 N22 \$													
FGR=[ORIG=0,22] E12 N22 W12 S22 \$													
FSP=[ORIG=-15,0] N12 W14 S12 E14 \$													
FSP=[ORIG=-29,-12] W12 S12 E12 N12 \$													
FOP=[ORIG=-27,28] E13 N4 W13 S4 \$													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W15 W26 S28 E2 S2 E9 N2 E3 N4 E13 S4 E3 S2 E9 N2 E2 N6 N22 \$													
FGR=[ORIG=0,22] E12 N22 W12 S22 \$													
FSP=[ORIG=-15,0] N12 W14 S12 E14 \$													
FSP=[ORIG=-29,-12] W12 S12 E12 N12 \$													
FOP=[ORIG=-27,28] E13 N4 W13 S4 \$													

LAND DESCRIPTION																								
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							