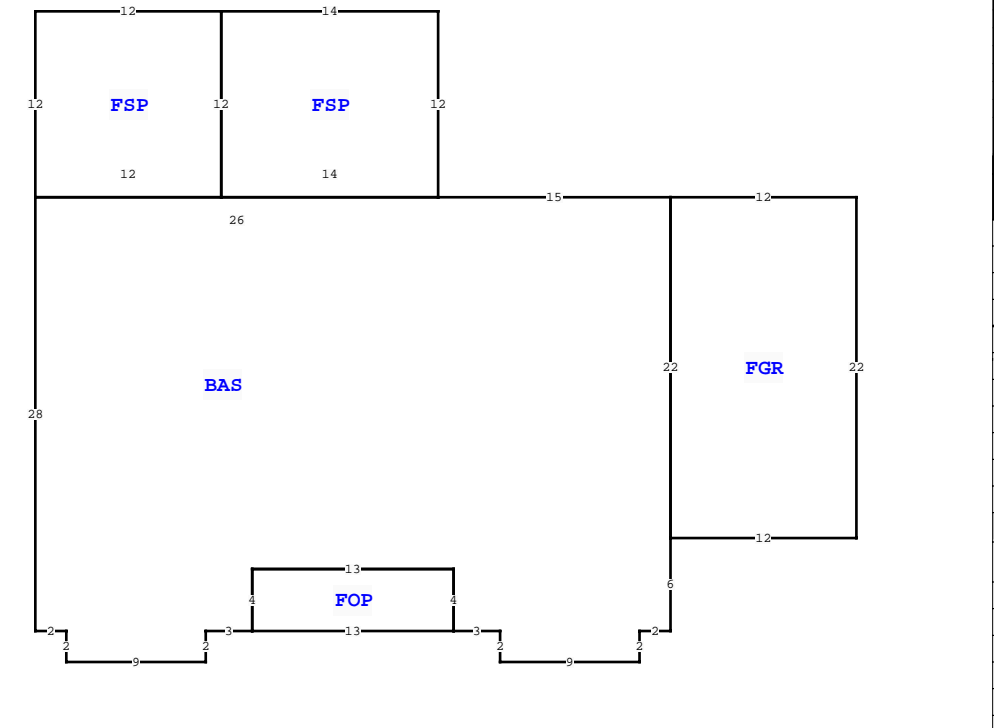


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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

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	143.27	203,157	1997	2010	0	0	0	15.75	84.25		
1 SINGLE FAM 100% - 2025 Heated Area: 1132 HX Base Yr 2025														



Quality					
DOR CODE	CD				
0100	SINGLE FAMILY				
MAP NUM	MKT AREA				
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	136,638
FGR	264	55		145	17,502
FOP	52	30		16	1,931
FSP	144	40		58	7,001
FSP	168	40		67	8,087
TOTALS	1,760			1,418	171,160

2000 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	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

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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		171,160	
TOTAL MARKET OB/XF VALUE		6,014	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		195,674	
SOH/AGL Deduction		0	
ASSESSED VALUE		195,674	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		139,263	
TOTAL JUST VALUE		195,674	
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: HJELAND AGNES A						
GRANTEE: BEEKS TERRANCE						
0964/2168	10/04/2002	WD Q	Q	I		79,500
GRANTOR: S REAGAN						
GRANTEE: LELAND & AGNES HJEL						

BUILDING NOTES													

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 \$													