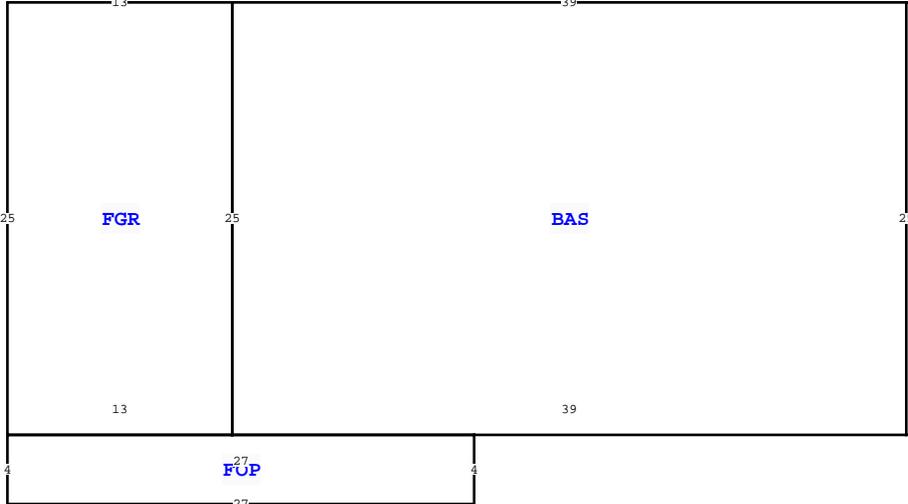


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	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
BAS	975	100	
FGR	325	55	
FOP	108	30	
TOTALS	1,408		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,186	115.0560	131.16	155,556	1999	1999	0	0	32.50	67.50
1 SINGLE FAM			0% - 0	Heated Area: 975				HX Base Yr			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			105,000
TOTAL MARKET OB/XF VALUE			1,010
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			124,510
SOH/AGL Deduction			0
ASSESSED VALUE			124,510
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			124,510
TOTAL JUST VALUE			124,510
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			124,579
LAND:1:1: 0.24 AC.			
SALE:1:1: 29 LOTS IN UNITS I & II			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0893/2797	12/21/1999	WD	Q	I		67,000
GRANTOR: THREE RIVERS HOUSING						
GRANTEE: L JOHNSON						
0843/1031	7/16/1997	WD	U	V	35	225,000
GRANTOR: QUAIL RIDGE GROUP						
GRANTEE: THREE RIVERS HOUSIN						

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	0	10	34		1.50	1.50	100	1999	1999	3	100	510	
2	0296	SHED METAL	0	0	0			0.00	0.00	100	2017	2017	3	100	500	

TOTAL OB/XF															
1,010															
1986 SW FALLON LN, LAKE CITY															
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/21/2023		MLU	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W39 FGR= W13 S25 FOP= S4 E27 N4 W27\$ E13 N25 \$ S25 E39 N25\$.											

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	0		RSF-1	85.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							