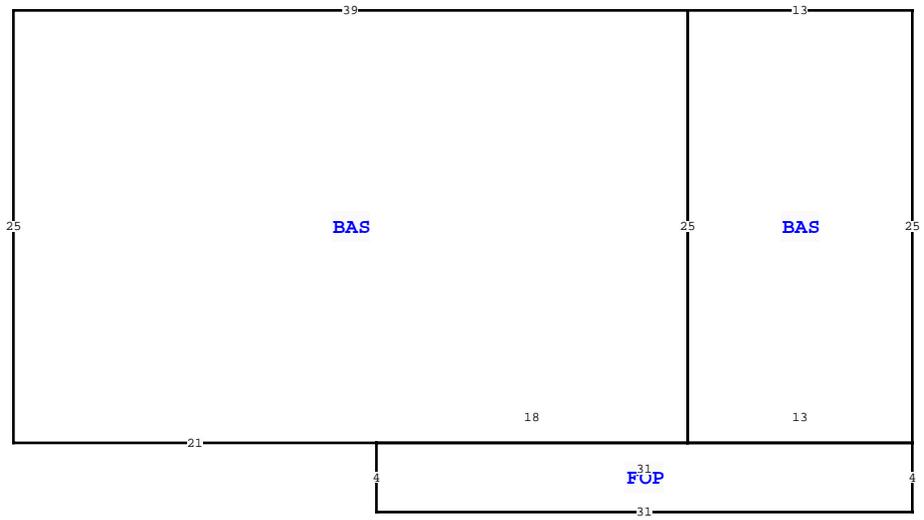




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	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	325	100	
BAS	975	100	
FOP	124	30	
TOTALS	1,424		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2000		Heated Area: 1300					HX Base Yr	2000



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		112,963
TOTAL MARKET OB/XF VALUE		1,389
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		132,852
SOH/AGL Deduction		48,113
ASSESSED VALUE		84,739
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		33,328
TOTAL JUST VALUE		132,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,931

LAND:1:1: 0.24 AC.  
SALE:1:1: 29 LOTS IN UNITS I & II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043846	Roof Replacement	9,000	03/07/2022
2156	ADDN SFR	75	05/26/2011
1538	SFR	168	05/11/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0893/2576	12/17/1999	WD	Q	I		67,000
GRANTOR: THREE RIVERS HOUSING						
GRANTEE: K ELLIOTT						
0843/1031	7/16/1997	WD	U	V	35	225,000
GRANTOR: QUAIL RIDGE GROUP						
GRANTEE: THREE RIVERS HOUSIN						

EXTRA FEATURES		1970 SW FALLON LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0296	SHED METAL	0 100
3	0294	SHED WOOD/	0 100

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

BUILDING NOTES	

**BUILDING DIMENSIONS**  
BAS= W39 S25 E21 FOP= S4 E31 N4 W31\$ E18 BAS= E13 N25 W13 S25\$ 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							