LOT 11 BLOCK D QUAIL RIDGE ESTAT
770-1362, 821-1019, 821-1021, 82

HERNANDEZ SAMUEL/HERNANDEZ ELIZABETH
1952 SW FALLON LN
LAKE CITY, FL 32025

2027

01-4S-16-02664-161

BUILDING CHARACTERISTICS

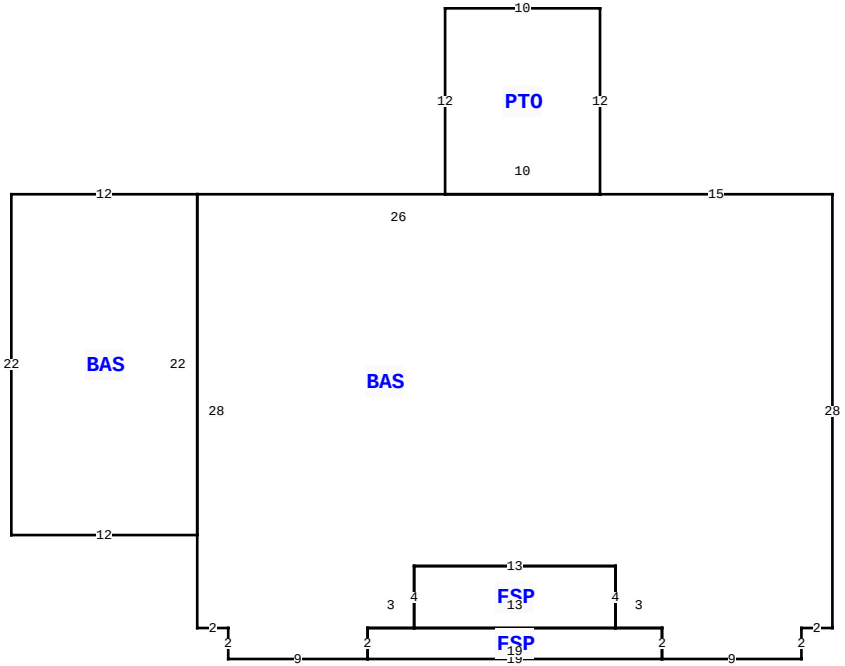
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	24,742
BAS	1,132	100		1,132	106,091
FSP	38	40		15	1,406
FSP	52	40		21	1,968
PTO	120	5		6	562
TOTALS	1,606			1,438	134,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,438	120.0000	132.00	189,816	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2023 Heated Area: 1396 HX Base Yr 2023



1952 SW FALLON LN, LAKE CITY

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

EXTRA FEATURES

LN	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	570.00	UT	1.50	1.50	100	1996	1996	3	100	855	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		134,769
TOTAL MARKET OB/XF VALUE		1,855
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		155,124
SOH/AGL Deduction		4,138
ASSESSED VALUE		150,986
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,575
TOTAL JUST VALUE		155,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044246	Roof Replacement	8,220	04/22/2022
723	SFR	191	05/14/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/2691	5/06/2022	WD	U	I	30	170,000
GRANTOR: BEAUCHAMP PAUL R III						
GRANTEE: HERNANDEZ SAMUEL						
1113/1712	3/13/2007	WD	Q	I		134,500
GRANTOR: SHELIA & TODD MANNING						
GRANTEE: PAUL R BEAUCHAMP II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 W26 S28 E2 S2 E9 N2 E3 N4 E13 S4 E3 S2 E9 N2 E2 N28 $
BAS=[ORIG=-41,0] W12 S22 E12 N22 $
PTO=[ORIG=-15,0] N12 W10 S12 E10 $
FSP=[ORIG=-27,28] E13 N4 W13 S4 $
FSP=[ORIG=-30,30] E19 N2 W19 S2 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,855

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	98.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/15/2023 BY JB Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS