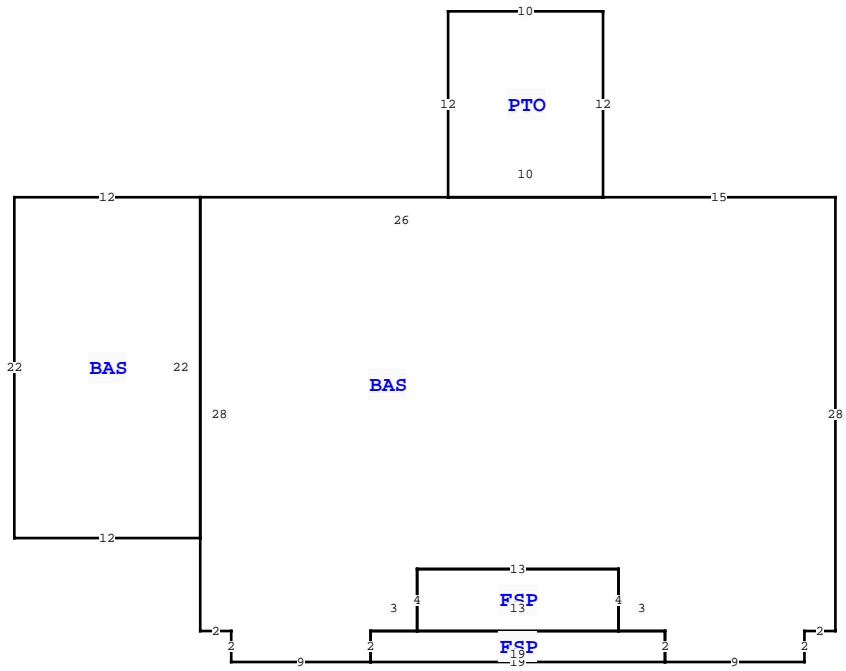


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	134.40	193,267	1996	1996	0	0	29.00	71.00	
1 SINGLE FAM 100% - 2023 Heated Area: 1396 HX Base Yr 2023												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	25,192
BAS	1,132	100		1,132	108,020
FSP	38	40		15	1,431
FSP	52	40		21	2,004
PTO	120	5		6	572
TOTALS	1,606			1,438	137,220

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

EXTRA FEATURES												
1952 SW FALLON LN, LAKE CITY												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			04/21/2023	MLU								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	137,220		
TOTAL MARKET OB/XF VALUE	1,855		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	157,575		
SOH/AGL Deduction	10,987		
ASSESSED VALUE	146,588		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	95,177		
TOTAL JUST VALUE	157,575		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	159,507		

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

BUILDING NOTES						
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 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												
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	98.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500								