

COMM SW COR OF NW1/4 OF SE1/4, R  
E R/W WESTER RD, N 784.38 FT FOR  
258.68 FT, E 851.19 FT, S 259.05

FALOTICO ANTHONY J/FALOTICO LAURETTA L  
1405 SW WESTER DR  
LAKE CITY, FL 32024

**2026**

31-4S-17-08915-007  
VALUATION SUMMARY PAGE 1 of 1

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE	70		
Exterior Wall	21	STONE	30		
Roof Structure	08	IRREGULAR	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		01	
NEIGHBORHOOD/LOC	31417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100		1,684	139,102
FEP	480	80		384	31,719
FOP	314	30		94	7,765
PTO	152	5		8	661
TOTALS	2,630			2,170	179,247

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%	- 0		Heated Area: 1684					HX Base Yr		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			179,247
TOTAL MARKET OB/XF VALUE			16,070
TOTAL LAND VALUE - MARKET			60,600
TOTAL MARKET VALUE			255,917
SOH/AGL Deduction			92,527
ASSESSED VALUE			163,390
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			111,979
TOTAL JUST VALUE			255,917
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,721
SALE:1:1: 5.05 AC WITH IMP			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046449	Electrical Servic	0	02/03/2023
18539	M H	125	07/24/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0768/0458	12/03/1992	WD	Q	I		93,000
GRANTOR: RODNEY DOUGLASS						
GRANTEE: ANTHONY FALOTICO						
0534/0077	3/01/1984	WD	Q	V		12,500
GRANTOR:						
GRANTEE:						

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	14	24	336.00	UT	1.40	100	0	0	3	100	470	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	100			3	100	3,000	
4	0040	BARN,POLE	0	100	14	28	1.00	UT	0.00	100	0	0	3	100	3,000	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
6	0294	SHED WOOD/	0	100	20	28	560.00	UT	10.00	100	2012	2012	3	100	5,600	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	500	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	600	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	300	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	300	

TOTAL OB/XF																								
16,070																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,600							

BUILDING NOTES																							
BUILDING DIMENSIONS																							
BAS= W17 S32 FOP= S5 E54 N5W16 N2 W22 S2 W16\$ E16 N2 E22 S2 E16 N32 FEP= E6 N20 W24 S20 E18\$ W18 PTO= N8 W19 S8 E19\$ W19\$.																							