LOT 1 BLOCK A QUAIL RIDGE
ESTATES S/D UNIT 1.

PAUKUNE SHAUNA JO
1765 SW IRONWOOD DR
LAKE CITY, FL 32025

2026

01-4S-16-02664-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

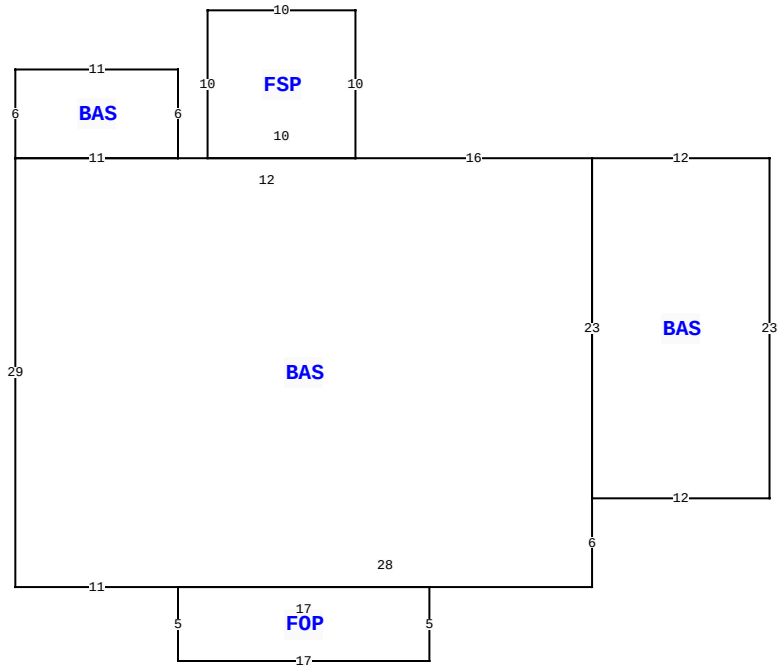
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	66	100		66	5,775
BAS	276	100		276	24,150
BAS	1,131	100		1,131	98,963
FOP	85	30		26	2,275
FSP	100	40		40	3,500
TOTALS	1,658			1,539	134,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,539	110.0385	123.24	189,666	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2017 Heated Area: 1473 HX Base Yr 2017



1765 SW IRONWOOD DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		134,663
TOTAL MARKET OB/XF VALUE		2,236
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		155,399
SOH/AGL Deduction		53,060
ASSESSED VALUE		102,339
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,617
TOTAL JUST VALUE		155,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
720	SFR	249	05/13/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1307/1683	1/08/2016	WD	Q	I	01	79,000
GRANTOR: CHRISTOPHER A & AMBER						
GRANTEE: SHAUNA JO PAUKUNE (						
1215/2445	5/24/2011	WD	U	I	12	75,100
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: CHRISTOPHER A & AMB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N10 W10 S10 E10$ W12 BAS= N6 W11 S6 E11$ W11 S29 E11 FOP= S5 E17 N5 W17$ E28 N6 BAS= E12 N23 W12 S23$ N23$.

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	557.00	UT	1.50	1.50	100	1996	1996	3	100	836	
2	0294	SHED WOOD/	0	100	10	10	100.00	UT	14.00	14.00	50	1996	1996	3	50	700	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	300	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,236

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	67.00	140.00	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: 0.22 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/06/2025 BY SYS