

LOT 5 BLOCK B QUAIL RIDGE ESTATE
770-1362, 805-2210, 813-198, WD

BAHR SHUWEI/BAHR MICHAEL JAMES
576 SW BRODERICK DR
LAKE CITY, FL 32025

2026

01-4S-16-02664-115



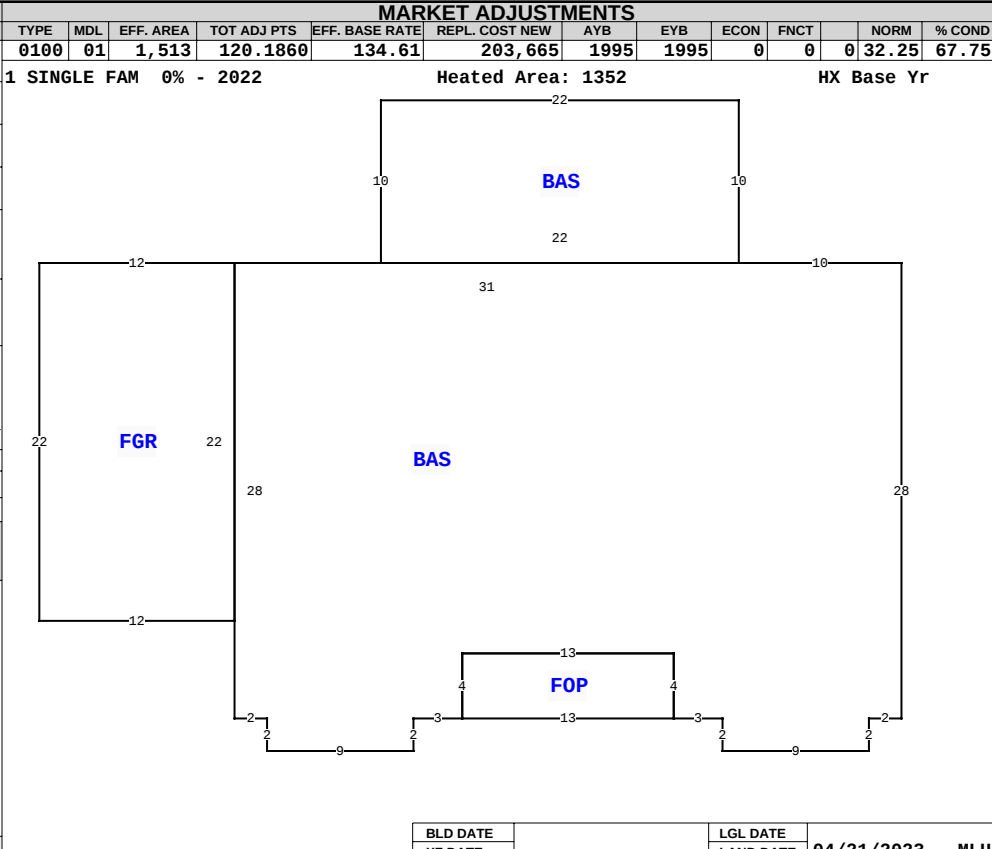
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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	220	100		220	20,063
BAS	1,132	100		1,132	103,237
FGR	264	55		145	13,223
FOP	52	30		16	1,459
TOTALS	1,668			1,513	137,983

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	747.00	UT	1.50
2	0294	SHED WOOD/	0	0	12	12	144.00	UT	12.00
3	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-1	91.00	102.00	1.00



1705 SW IRONWOOD DR, LAKE CITY	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/21/2023
	INC DATE		AG DATE	MLU

TOTAL OB/XF									
									2,667

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	137,983		
TOTAL MARKET OB/XF VALUE	2,667		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	159,150		
SOH/AGL Deduction	0		
ASSESSED VALUE	159,150		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	159,150		
TOTAL JUST VALUE	159,150		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	161,329		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
458	SFR	215	06/12/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1432/525	3/01/2021	WD	Q	I	01
GRANTOR: WILLIAMS WILLIE C					
GRANTEE: BAHR SHUWEI					
0813/0198	11/03/1995	WD	Q	I	
GRANTOR: FRANK TODD III					
GRANTEE: WILLIE C WILLIAMS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W10 BAS= N10 W22 S10 E22\$ W31 FGR= W12 S22 E12 N22\$ S28 E2 S2 E9 N2 E3 FOP= E13 N4 W13 S4\$ N4 E13 S4 E3 S2E9 N2 E2 N28\$.									