LOT 7 BLOCK B QUAIL RIDGE ESTATE

770-1362, 843-1031, 905-1031, 96

TELLA ROBIN
1565 SW IRONWOOD DR
LAKE CITY, FL 32025

2026

01-4S-16-02664-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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

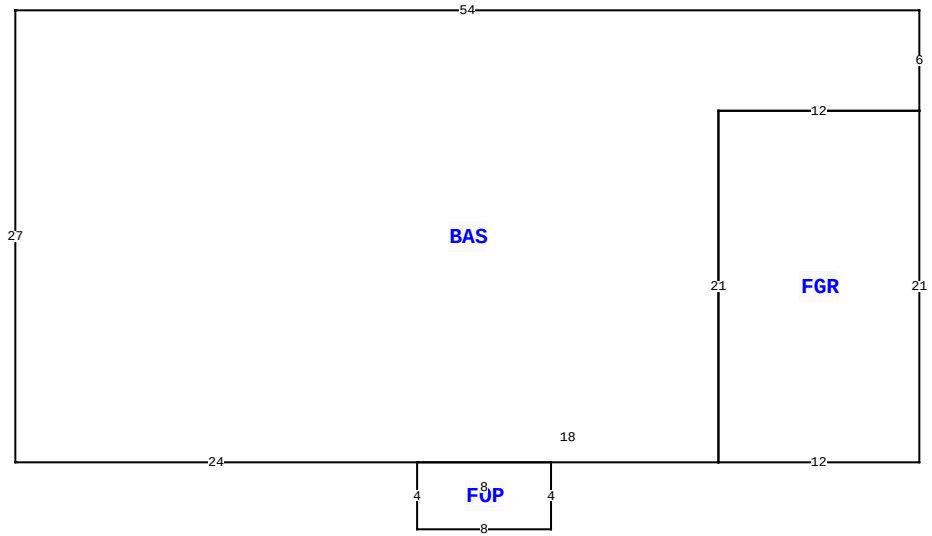
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.0300	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,206	100		1,206	103,823
FGR	252	55		139	11,967
FOP	32	30		10	861
TOTALS	1,490			1,355	116,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,355	111.8000	125.22	169,673	2000	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2020 Heated Area: 1206 HX Base Yr 2020



1565 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		116,650
TOTAL MARKET OB/XF VALUE		719
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		135,869
SOH/AGL Deduction		35,761
ASSESSED VALUE		100,108
TOTAL EXEMPTION VALUE	HX HB WX SX	100,108
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		135,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1717	SFR	173	01/12/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/2496	3/12/2025	LE	U	I	14	100

GRANTOR: TELLA ROBIN (ENH LE)

GRANTEE: CANNADY BRIAN PETER

1398/0525	11/05/2019	WD	U	I	12	139,000

GRANTOR: FEDERAL NATIONAL MORT

GRANTEE: ROBIN TELLA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S27 E24 FOP= S4 E8 N4 W8$ E18 FGR= E12 N21 W12 S21$ N21 E12 N6$.

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	479.00	UT	1.50	1.50	100	2000	2000	3	100	719	

LAND DESCRIPTION

TOTAL OB/XF 719

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-	1116.00	100.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/15/2023 BY KS Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS