LOT 9 BLOCK B QUAIL RIDGE
ESTATES S/D UNIT 1

DWYER KEVIN
1456 COLONY PL
VENICE, FL 34292

2026

01-4S-16-02664-119

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

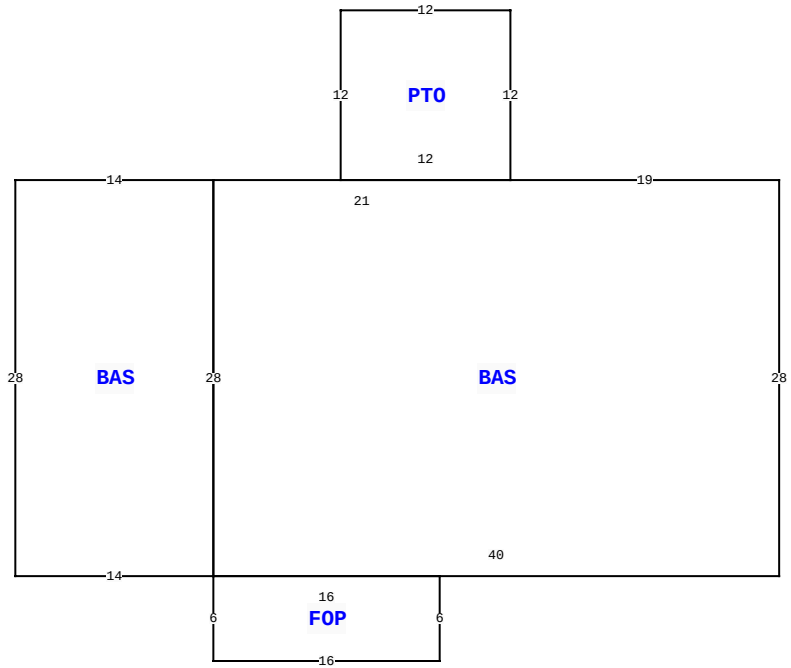
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 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	392	100		392	31,361
BAS	1,120	100		1,120	89,603
FOP	96	30		29	2,320
PTO	144	5		7	560
TOTALS	1,752			1,548	123,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,548	109.8900	123.08	190,528	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1512 HX Base Yr



1547 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	123,843
TOTAL MARKET OB/XF VALUE	832
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	143,175
SOH/AGL Deduction	4,604
ASSESSED VALUE	138,571
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,571
TOTAL JUST VALUE	143,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1007/0436	2/13/2004	WD	Q	I		64,900
GRANTOR: CONNIE F SCOTT						
GRANTEE: KEVIN DWYER						
1005/0185	12/31/2003	WD	Q	I	03	45,000
GRANTOR: BANK OF AMERICA						
GRANTEE: CONNIE F SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 PTO= N12 W12 S12 E12$ W21 BAS= W14 S28 E14 N28$ S28
FOP= S6 E16 N6 W16$E40 N28$.

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	0	9	66	594.00	UT	1.40	1.40	100	0	0	3	100	832	

LAND DESCRIPTION

TOTAL OB/XF 832

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	0		RSF-1	59.00	127.00	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: 0.17 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/03/2025 BY SYS