LOT 12 BLOCK B QUAIL RIDGE
ESTATES S/D UNIT 1.

ALBURY-OWENS CATHERINE M
1495 SW IRONWOOD CIR
LAKE CITY, FL 32025

2026

01-4S-16-02664-122

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 100
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	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05

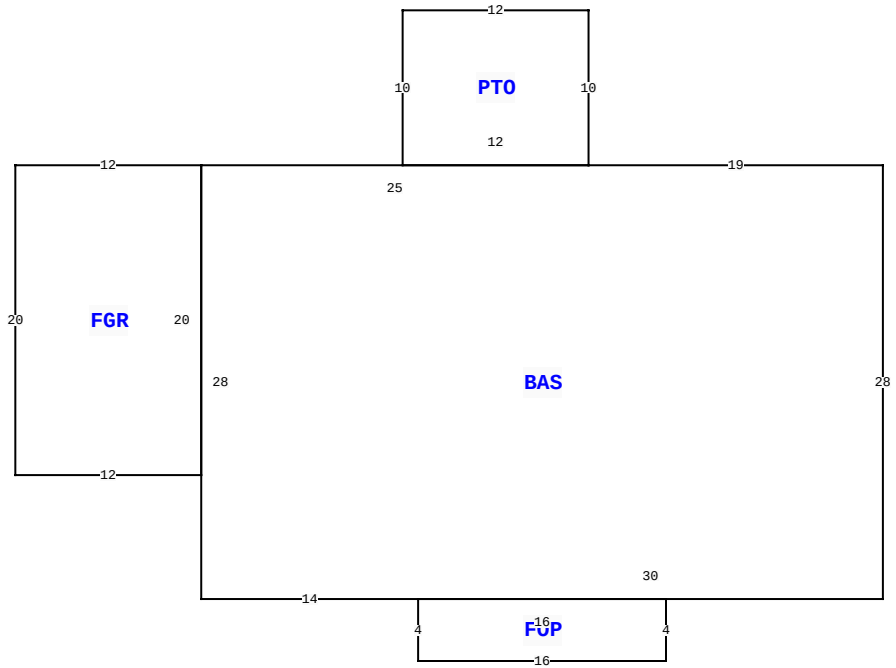
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 1416.0300 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	93,915
FGR	240	55		132	10,062
FOP	64	30		19	1,449
PTO	120	5		6	457
TOTALS	1,656			1,389	105,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,389	99.0000	110.88	154,012	2000	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2009 Heated Area: 1232 HX Base Yr 2009



1495 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		105,883
TOTAL MARKET OB/XF VALUE		2,125
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		126,508
SOH/AGL Deduction		41,041
ASSESSED VALUE		85,467
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		34,745
TOTAL JUST VALUE		126,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1851	SFR	180	07/05/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1214/1944	5/02/2011	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: CATHERINE M ALBURY-						
1166/0300	12/22/2008	WD	Q	I	03	74,900
GRANTOR: HSBC MORT SERVICES IN						
GRANTEE: CATHERINE ALBURY-OW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 PTO= N10 W12 S10 E12$ W25 FGR= W12 S20 E12 N20$ S28 E14 FOP= S4 E16 N4 W16$ E30 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	100	0	0	530.00	UT	2.50	2.50	100	2000	2000	3	100	1,325	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,125

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	83.00	125.00	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: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS