LOT 12 BLOCK C QUAIL RIDGE ESTAT HEDGESPETH DEREK RUSSELL/CHAFFER HILLARY MELANE

770-1362, 843-1031, 901-2133, W ,

2026

01-4S-16-02664-142

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 90
Interior Floo	08	SHT VINYL 10
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	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

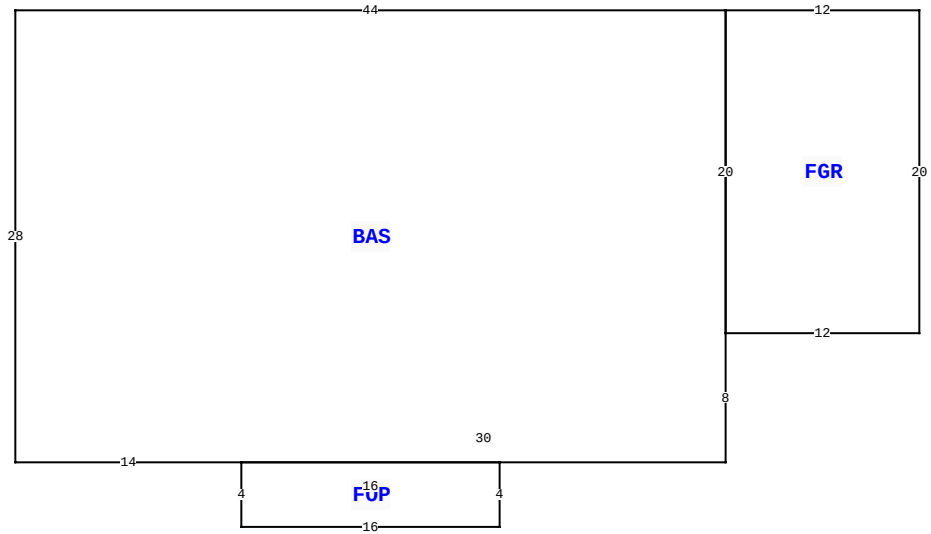
NEIGHBORHOOD/LOC 1416.0300 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	114,574
FGR	240	55		132	12,276
FOP	64	30		19	1,767
TOTALS	1,536			1,383	128,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,383	120.7800	135.27	187,078	2000	2000	0	0	0	31.25	68.75

1 SINGLE FAM 0% - 2022 Heated Area: 1232 HX Base Yr



1496 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	128,616
TOTAL MARKET OB/XF VALUE	1,536
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	148,652
SOH/AGL Deduction	0
ASSESSED VALUE	148,652
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,652
TOTAL JUST VALUE	148,652
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1738	SFR	170	02/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/2471	6/14/2021	WD	Q	I	01	145,000
GRANTOR: CORBETT MICHAEL						
GRANTEE: HEDGESPETH DEREK RU						
1033/1088	12/14/2004	WD	Q	I		86,500
GRANTOR: BRIAN & GLENDA FISHER						
GRANTEE: MICHAEL CORBETT & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S28 E14 FOP= S4 E16 N4 W16$ E30 N8 FGR= E12 N20 W12 S20$ N20$.

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	0	0	520.00	UT	1.50	1.50	100	2000	2000	3	100	780	
2	0169	FENCE/WOOD	0	0	0	0	168.00	UT	7.50	7.50	60	2000	2000	3	60	756	

LAND DESCRIPTION

TOTAL OB/XF 1,536

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	65.00	100.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/21/2023 BY JB Total Acres: 0.15 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS