

LOT 5 QUAIL RUN S/D
(1/2 UND INT EA ORB 887-1250),
WD 1045-2258, WD 1082-497,

COARTNEY SHARON
1832 SW GRANDVIEW STREET #101
LAKE CITY, FL 32025

2026

01-4S-16-02670-105



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 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
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0800MULTI-FAM <10	
MAP NUM		06
NEIGHBORHOOD/LOC	1416.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100		312	25,914
BAS	1,254	100		1,254	104,154
FOP	15	30		4	332
FOP	144	30		43	3,571
HXB	1,221	100		1,221	101,413
HXG	288	55		158	13,123
HXP	15	30		4	332
HXP	135	30		40	3,323
TOTALS	3,384			3,036	252,162

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1,142.00	UT	2.50	2.50
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0800	C	MULTI-FAM	100		RMF-1	80.00	145.00	1.00

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
2700	03	3,036	120.6400	102.54	311,311	2006	2006	0	0	0 19.00	81.00				
1 DUPLEX 46.87% - 2011 Heated Area: 2787 HX Base Yr 2011															
1832 SW GRANDVIEW ST, LAKE CITY															
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU															

TOTAL OB/XF													
5,955													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		252,162	
TOTAL MARKET OB/XF VALUE		5,955	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		276,617	
SOH/AGL Deduction		76,356	
ASSESSED VALUE		200,261	
TOTAL EXEMPTION VALUE		HX HB SX 89,604	
BASE TAXABLE VALUE		110,657	
TOTAL JUST VALUE		276,617	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		279,730	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045820	Roof Replacement	28,318	11/01/2022
3286	MULTIFAM	733	05/27/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1223/2189	6/13/2011	WD	U	I	11	100	
GRANTOR:MICHAEL A & ELVA L CA							
GRANTEE:SHARON COARTNEY (CO							
1197/1650	6/30/2010	WD	Q	I	01	140,000	
GRANTOR:MICHAEL & ELVA CARNOV							
GRANTEE:SHARON COURTNEY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W14 FOP= S9 W16 N9 E16\$ S9 W16 HXP= N9 W15 S9 E15\$ HXB= W15 N9 W14 S51 E12 HXP= N3 W5 S3 E5\$ N3 E5 HXG= S18 E12 N24 W12 S6\$ N6 E12 N33\$ S33 BAS= S24 E13 N24 W13\$ E13 S6 FOP= S3 E5 N3 W5\$ E5 S3 E12 N51\$.									