LOT 9 QUAIL RUN S/D.
ORB 771-1268, WD 1025-2562,

GAM REAL ESTATE 2 LLC
77 SPARKS ST
CAMBRIDGE, MA 02138

2026

01-4S-16-02670-109

BUILDING CHARACTERISTICS

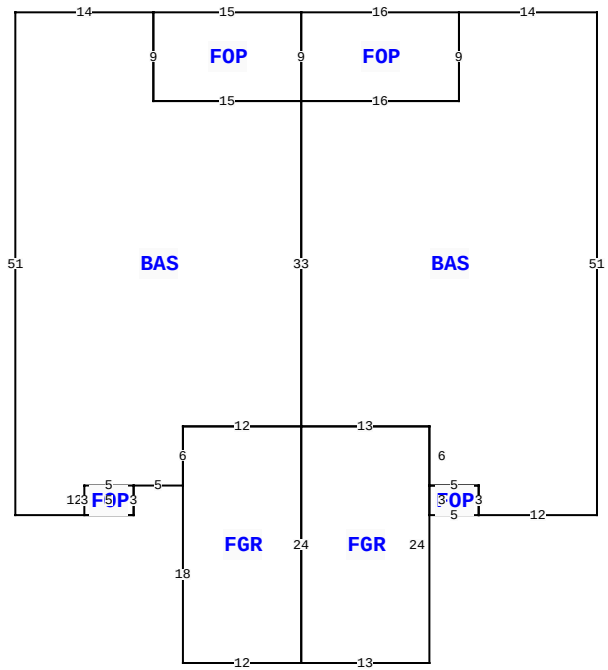
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
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	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,221	100		1,221	101,413
BAS	1,254	100		1,254	104,154
FGR	288	55		158	13,123
FGR	312	55		172	14,286
FOP	15	30		4	332
FOP	15	30		4	332
FOP	135	30		40	3,323
FOP	144	30		43	3,571
TOTALS	3,384			2,896	240,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,896	120.6400	102.54	296,956	2006	2006	0	0	0	19.00	81.00

1 DUPLEX 0% - 0 Heated Area: 2475 HX Base Yr



1772 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	240,534
TOTAL MARKET OB/XF VALUE	2,855
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	261,889
SOH/AGL Deduction	41,226
ASSESSED VALUE	220,663
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,663
TOTAL JUST VALUE	261,889
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3487	MULTIFAM	693	11/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1198/0125	7/23/2010	WD	U	I	12	126,000
GRANTOR: HSBC BANK USA NATIONA						
GRANTEE: GAM REAL ESTATE 2 L						
1193/0232	4/07/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT (THE B						
GRANTEE: HSBC BANK USA NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= S9 W16 N9 E16$ S9 W16 FOP= N9 W15 S9 E15$ BAS= W15 N9 W14 S51 E12 FOP= N3 W5 S3 E5$ N3 E5 FGR= S18 E12 N24 W12 S6$ N6 E12 N33$ S33 FGR= S24 E13 N24 W13$ E13 S6 FOP= S3 E5 N3 W5$ E5 S3 E12 N51$.

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	1,142.00	UT	2.50	2.50	100	2006	2006	3	100	2,855	

LAND DESCRIPTION

TOTAL OB/XF 2,855

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	0800	C	MULTI-FAM	0		RMF-1	80.00	145.00	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 11/17/2025 BY SYS