LOT 10 QUAIL RUN S/D.

771-1268, WD 1025-2562, WD 1045-

CRAWFORD VIKAS/CRAWFORD SONIA
158 BLOCKER ST
ST AGUSTINE, FL 32084

2026

01-4S-16-02670-110

BUILDING CHARACTERISTICS

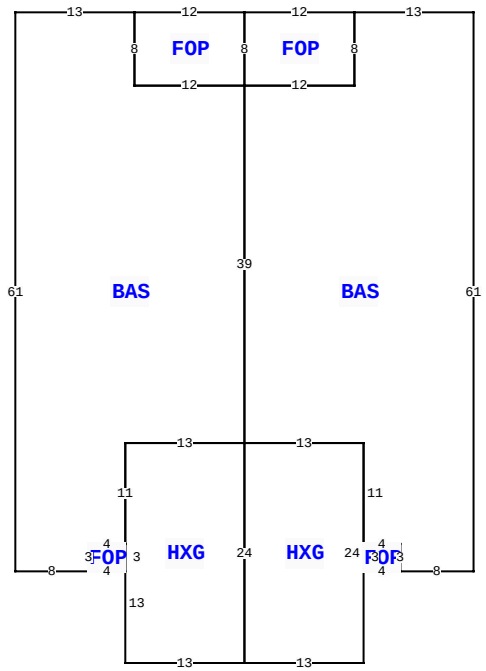
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		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	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	1,235	100		1,235	103,466
BAS	1,235	100		1,235	103,466
FOP	12	30		4	335
FOP	12	30		4	335
FOP	96	30		29	2,429
FOP	96	30		29	2,429
HXG	312	55		172	14,410
HXG	312	55		172	14,410
TOTALS	3,310			2,880	241,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,880	121.6800	103.43	297,878	2006	2006	0	0	0	19.00	81.00

1 DUPLEX 0% - 2024 Heated Area: 2470 HX Base Yr



1754 SW GRANDVIEW ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	241,281
TOTAL MARKET OB/XF VALUE	3,295
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	263,076
SOH/AGL Deduction	0
ASSESSED VALUE	263,076
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,076
TOTAL JUST VALUE	263,076
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3808	MULTIFAM	500	07/07/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/1902	8/04/2023	WD	U	I	11	100
GRANTOR: CRAWFORD VIKAS						
GRANTEE: CRAWFORD VIKAS						
1497/1900	8/04/2023	WD	U	I	11	100
GRANTOR: BARGE HEZEKIAH JR						
GRANTEE: CRAWFORD VIKAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= S8 W12 N8 E12$ S8 W12 FOP= W12 N8 E12 S8$ BAS= W12 N8 W13 S61 E8 FOP= N3 E4 S3 W4$ N3 E4 HXG= S13 E13 N24 W13 S11$ N11 E13 N39$ S39 HXG= S24 E13 N24 W13$ E13 S11 FOP= S3 E4 N3 W4$ E4 S3 E8 N61$.

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	1,318.00	UT	2.50	2.50	100	2006	2006	3	100	3,295	

LAND DESCRIPTION

TOTAL OB/XF 3,295

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 JB Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS