

COMM NW COR OF NW1/4 OF SW1/4,
RUN S 433.09 FT TO S R/W OF
SR-247, NE ALONG R/W 168 FT,

BAILEY NICOLE/BAILEY RANDALL
266 SW QUAIL HEIGHTS TERR
LAKE CITY, FL 32025

2026

01-4S-16-02678-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,271	100		2,271	184,740
FOP	55	30		16	1,301
FSP	250	40		100	8,135
UGR	552	45		248	20,174
TOTALS	3,128			2,635	214,350

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	1.00	UT	0.00	0.00
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
3	0080	DECKING	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	0140	C	SFR GOLF	100		00	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,635	111.7440	125.15	329,770	1972	1972	0	0	35.00	65.00
1 SINGLE FAM 100% - 2014 Heated Area: 2271 HX Base Yr 2014											
266 SW QUAIL HEIGHTS TER, LAKE CITY											
BLD DATE: 04/21/2023 MLU											

TOTAL OB/XF											
3,350											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		214,350	
TOTAL MARKET OB/XF VALUE		3,350	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		240,200	
SOH/AGL Deduction		105,740	
ASSESSED VALUE		134,460	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		83,738	
TOTAL JUST VALUE		240,200	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		240,200	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053719	Swimming Pool and	61,300	07/31/2025
000049507	Roof Replacement	19,000	03/26/2024
41016	ELECTRICAL		12/14/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1257/0084	6/21/2013	TR U	I	I	19
GRANTOR: FLORIDA GOOD FAITH MA					
GRANTEE: NICOLE & RANDALL BA					
1240/1627	8/28/2012	WD U	I	I	11
GRANTOR: RUSSELL ROCCO					
GRANTEE: FLORIDA LIMITED LIA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W17 S2 W14 S52 E37 N29 FOP= E11 N5 W11 S5\$ N5 E11 S5 E5 UGR= E24 N23 W24 S23\$ N23 FSP= E3 N10 W25 S10 E22 \$W22 N2\$.									