

COMM NW COR SW1/4, RUN S
1353.03 FT TO NW COR OF SW1/4
OF SW1/4, E 872.82 FT TO E

AFFRON FARY/AFFRON SHIRLEY
395 SW QUAIL HEIGHTS TER
LAKE CITY, FL 32025

2026

01-4S-16-02678-006



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	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
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	03	03 100
Kitchen Adjus	01	01 100

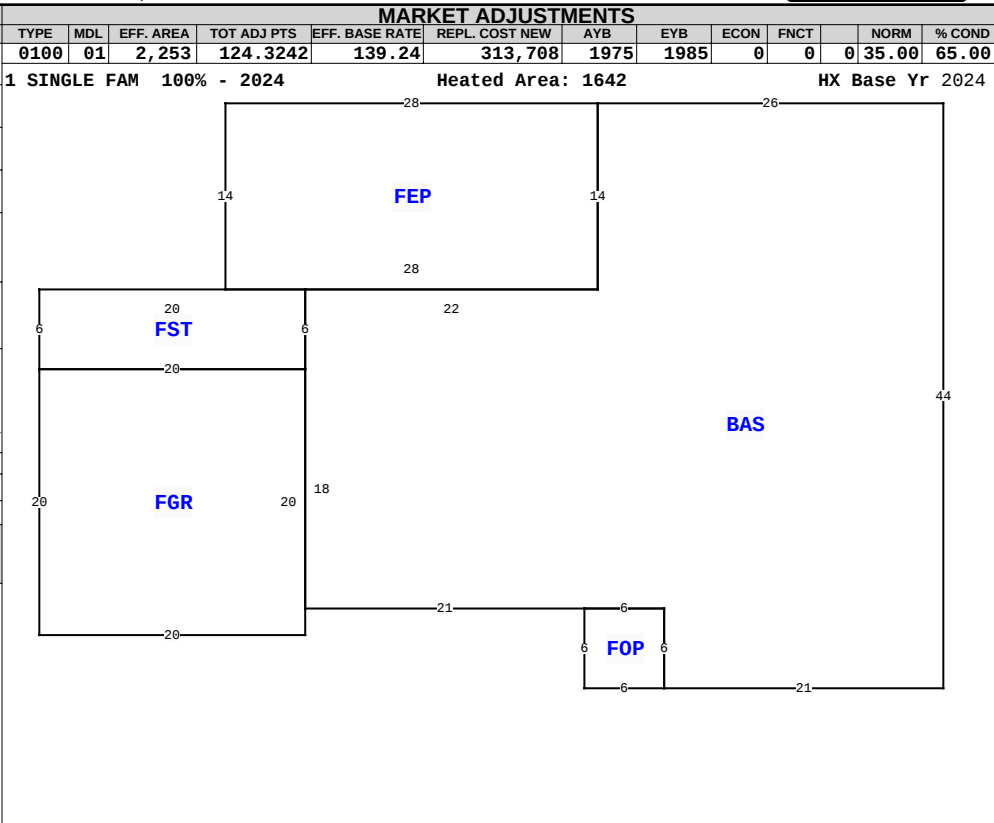
Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,642	100		1,642	148,611
FEP	392	80		314	28,419
FGR	400	55		220	19,911
FOP	36	30		11	996
FST	120	55		66	5,974

TOTALS	2,590			2,253	203,910
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	
2	0258	PATIO	0 100	0	0	1.00	UT	0.00	
3	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	
4	0296	SHED METAL	0 100	10	12	120.00	UT	5.00	
5	0280	POOL R/CON	0 100	10	34	340.00	UT	70.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	CONSV
1	0140	C	SFR GOLF	100			0.00	0.00	



395 SW QUAIL HEIGHTS TER, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	700	
2	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0296	SHED METAL	0 100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
5	0280	POOL R/CON	0 100	10	34	340.00	UT	70.00	70.00	100	2004	2004	3	43	10,234	

TOTAL OB/XF										12,334						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0140	C	SFR GOLF	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				203,910	
TOTAL MARKET OB/XF VALUE				12,334	
TOTAL LAND VALUE - MARKET				22,500	
TOTAL MARKET VALUE				238,744	
SOH/AGL Deduction				0	
ASSESSED VALUE				238,744	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				188,022	
TOTAL JUST VALUE				238,744	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				239,696	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21942	POOL	130	06/08/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/928	12/16/2020	WD	Q	I	01	199,000
GRANTOR: POOLE JOHN & BETH						
GRANTEE: AFFRON FARY						
1238/2038	7/17/2012	WD	Q	I	01	152,500
GRANTOR: DENNIS L & DIANA P RE						
GRANTEE: JOHN & BETH POOLE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W26 S14 W22 S6 S18 E21 E6 S6 E21 N44 \$									
FGR=[ORIG=-48,20] W20 S20 E20 N20 \$									
FEP=[ORIG=-26,0] W28 S14 E28 N14 \$									
FST=[ORIG=-48,14] W20 S6 E20 N6 \$									
FOP=[ORIG=-27,38] S6 E6 N6 W6 \$									