

COMM NW COR OF SW1/4, RUN S
1353.03 FT TO NW COR OF SW1/4
OF SW1/4, E 771.80 FT, SOUTH

LU HONG J/CAO QING R
602 NW FOREST MEADOW AVE
LAKE CITY, FL 32055

2026

01-4S-16-02678-016



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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 MKT AREA 06

NEIGHBORHOOD/LOC 1416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	6,739
BAS	2,186	100		2,186	175,367
FGR	528	55		290	23,265
FOP	144	30		43	3,450
FSP	640	40		256	20,537
UOP	192	20		38	3,049

TOTALS 3,774 2,897 232,406

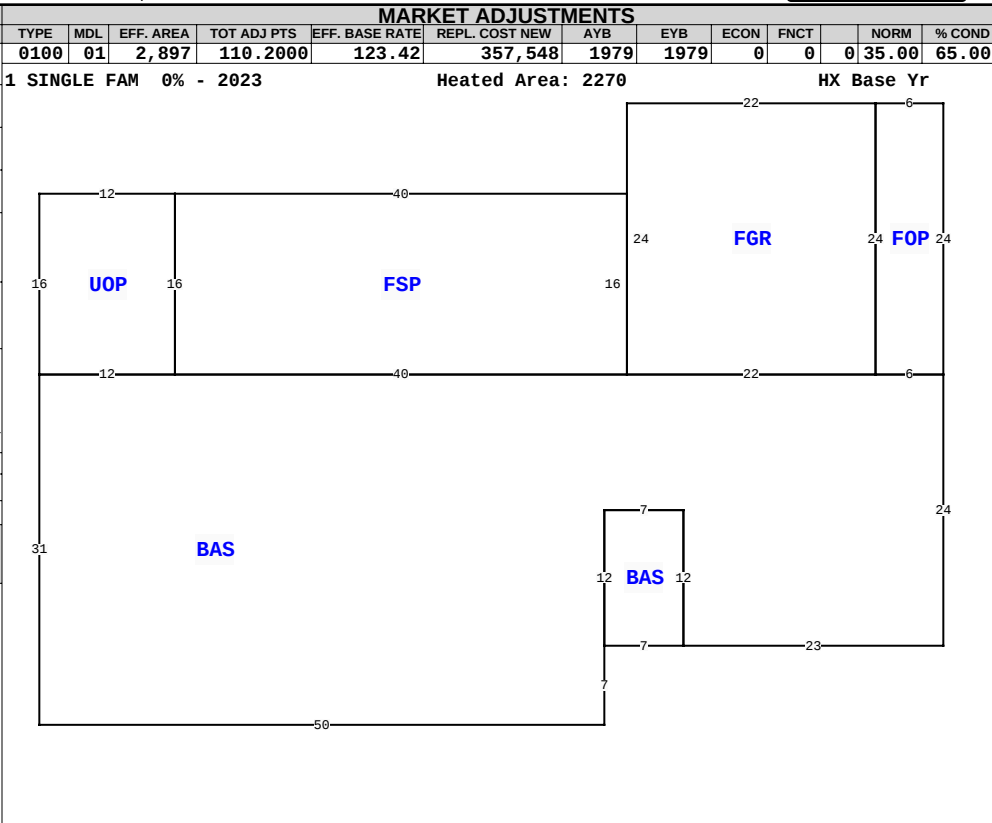
EXTRA FEATURES

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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
4	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0140	C	SFR GOLF	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 08/21/2023 BY JB



516 SW QUAIL HEIGHTS TER, LAKE CITY

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

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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
4	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

TOTAL OB/XF 3,700

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0140	C	SFR GOLF	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

Total Acres: 0.46 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		232,406
TOTAL MARKET OB/XF VALUE		3,700
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		258,606
SOH/AGL Deduction		0
ASSESSED VALUE		258,606
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		258,606
TOTAL JUST VALUE		258,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1394/1486	9/11/2019	WD	U	I	12	140,100

GRANTOR: SECRETARY OF HOUSING

GRANTEE: HONG J LU & QING R

1386/1235 12/26/2018 WD U I 12 0

GRANTOR: SUNTRUST MORTGAGE INC

GRANTEE: SECRETARY OF HOUSIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S31 E50 N7 BAS= E7 N12 W7 S12\$ N12 E7 S12 E23
N24FOP= N24 W6 S24 E6\$ W6 FGR= N24 W22 S24 E22 \$ W22 FSP= N16
W40 S16 E40\$ W40 UOP= N16 W12 S16 E12\$.

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