COMM NW COR OF SW1/4, RUN S 1353
OF SW1/4 OF SW1/4, RUN E 771.80
256.19 FT, S 12 DEG W 101.70 FT,

KALINOWSKI LOU J/KALINOWSKI KELLY A
468 SW QUAIL HEIGHTS TER
LAKE CITY, FL 32025

2026

01-4S-16-02678-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

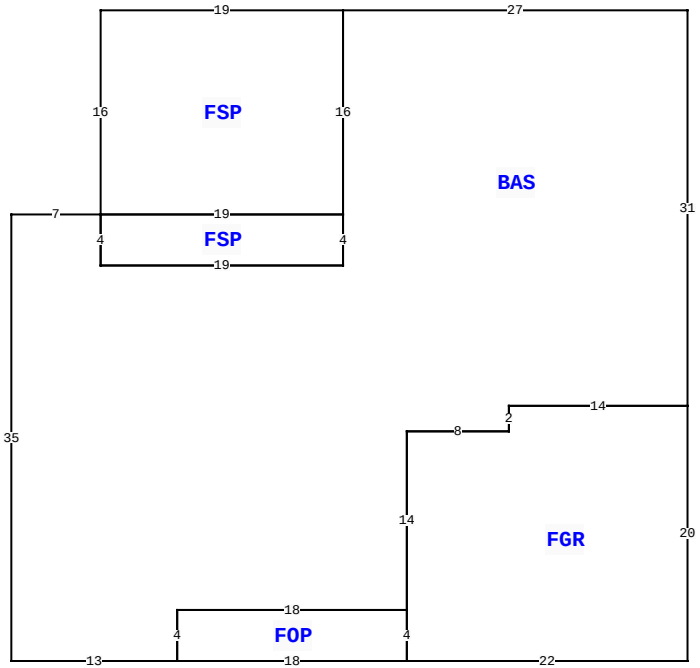
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,715	100		1,715	189,114
FGR	424	55		233	25,693
FOP	72	30		22	2,426
FSP	76	40		30	3,308
FSP	304	40		122	13,453
TOTALS	2,591			2,122	233,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,122	115.8300	129.73	275,287	1993	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2024 Heated Area: 1715 HX Base Yr 2024



468 SW QUAIL HEIGHTS TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		233,994
TOTAL MARKET OB/XF VALUE		2,941
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		259,435
SOH/AGL Deduction		0
ASSESSED VALUE		259,435
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		208,713
TOTAL JUST VALUE		259,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/1856	4/28/2022	WD	Q	I	01	267,000
GRANTOR: LANDWEHR JANICE						
GRANTEE: KALINOWSKI LOU J						
1459/238	2/09/2022	FJ	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: LANDWEHR JANICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FSP= W19 S16 E19 N16$ S16 FSP= W19 S4 E19 N4$ S4 W19 N4 W7 S35 E13 FOP= E18 N4 W18 S4$ N4 E18 FGR= S4E22 N20 W14 S2 W8 S14$ N14 E8 N2 E14 N31$.

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	100	0	0	1,658.00	UT	1.05	1.05	100	0	0	3	100	1,741	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,941

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	0140	C	SFR GOLF	100		00	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 Total Acres: 0.47 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/19/2025 BY SYS