COMM NW COR OF SW1/4 OF SEC, RUN
E 771.80 FT, S 256.19 FT, SW 101
SW 237.62 FT FOR POB, RUN SE 160

HORN DARLENE
492 SW QUAIL HEIGHTS TER
LAKE CITY, FL 32025

2026

01-4S-16-02678-026

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

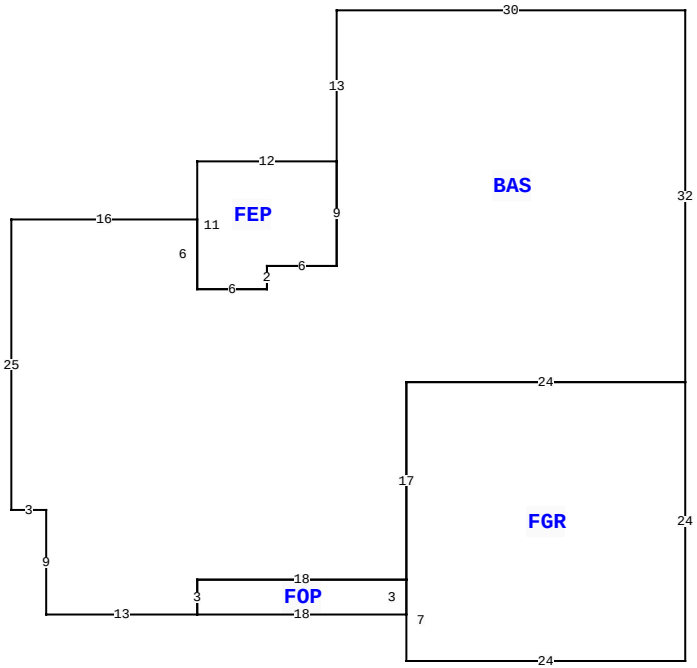
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,891	100		1,891	165,107
FEP	120	80		96	8,382
FGR	576	55		317	27,678
FOP	54	30		16	1,397
TOTALS	2,641			2,320	202,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,320	114.6420	128.40	297,888	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 0 Heated Area: 1891 HX Base Yr



492 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		202,564
TOTAL MARKET OB/XF VALUE		3,410
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		228,474
SOH/AGL Deduction		75,511
ASSESSED VALUE		152,963
TOTAL EXEMPTION VALUE	98 HX HB	152,963
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		228,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,453

SALE:1:1: LOT 5 BLK 2 QUAIL HEIGHTS UNREC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047201	Roof Replacement	19,171	05/10/2023
7208	SFR	46,000	05/27/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/2466	8/12/2021	LE	U	I	14	100
GRANTOR: HORN DARLENE (LIFE ES						
GRANTEE: HORN ALAN CARL (RMD						
0775/1148	6/01/1993	WD	Q	V		16,000
GRANTOR: CSM ENTERPRISES						
GRANTEE: DOANLD D HORN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S13 FEP= W12 S11 E6N2 E6 N9$ S9 W6 S2 W6 N6 W16 S25 E3 S9 E13 FOP= E18 N3 W18 S3$ N3 E18 FGR= S7 E24 N24 W24 S17$ N17 E24 N32$.

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	1,793.00	UT	1.40	1.40	100	0	0	3	100	2,510	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 3,410

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 05/31/2023 BY KS Total Acres: 0.46 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/03/2025 BY SYS