

LOT 7 BLOCK 1 QUAIL HEIGHTS S/D.
701-829, 703-071, 725-373, 838-2

PREPARED PROPERTY RENTALS LLC
312 SW SELLERS WAY
LAKE CITY, FL 32025

2026

01-4S-16-02709-007

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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					
1416.0200 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	26,426
BAS	1,025	100		1,025	90,290
PTO	16	5		1	88
PTO	256	5	2025	13	1,145
UOP	16	20		3	265
TOTALS	1,613			1,342	118,214

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	9	60	540.00	UT	1.40	1.40	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,200.00	1,200.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	0100	C	SFR	0		00	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,342 121.0000 135.52 181,868 1990 1990 0 0 0 35.00 65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1325 HX Base Yr

PTO 2025

P¹⁶₄0

BAS BAS

UOP

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

TOTAL OB/XF											
2,456											

COLUMBIA COUNTY PROPERTY

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VALUATION BY STANDARD

Tax Group: 1 Tax Dist:

BUILDING MARKET VALUE 118,214

TOTAL MARKET OB/XF VALUE 2,456

TOTAL LAND VALUE - MARKET 18,500

TOTAL MARKET VALUE 139,170

SOH/AGL Deduction 0

ASSESSED VALUE 139,170

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 139,170

TOTAL JUST VALUE 139,170

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 139,443

SALE:4:1:

SALE:3:1: LOT 7, BLOCK 1, QUAIL HEIGHTS

SALE:2:1: SOMETHING STRANGE GOING ON HERE

SALE:1:1: LOT 7 BLOCK 1 QUAIL HEIGHTS

PERMIT NUM DESCRIPTION AMT ISSUED

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

1524/2014 10/01/2024 WD Q I 01 182,500

GRANTOR:MCMURRY KELLY C

GRANTEE:PREPARED PROPERTY R

0948/0349 2/20/2002 CT Q I 01 100

GRANTOR:CLERK OF COURT

GRANTEE:WELLS FARGO HOME MO

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[ORIG=0,6] W12 W29 S25 E25 E16 N25 \$											
BAS=[ORIG=0,31] E12 N25 W12 S25 \$											
PTO=[ORIG=-12,6] N4 W4 S4 E4 \$											
UOP=[ORIG=-16,31] S4 E4 N4 W4 \$											
PTO=[YR=2025;ORIG=-22,2] N16 E16 S16 W16 \$											