

LOT 21 BLOCK 1 QUAIL HEIGHTS S/D
ORB 740-1263,

SARRELL VANESSA A
1760 SW LESLIE GLN
LAKE CITY, FL 32025

2026

01-4S-16-02709-021



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
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	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	1416.0200 1.00/	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,195	122.4000	137.09	163,823	1991	1991	0	0	0	34.85	65.15
1 SINGLE FAM		100% - 0			Heated Area: 1025				HX Base Yr			
25 FGR 25 41 BAS 29 12 FOP 4												

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100		1,025	91,547
FGR	300	55		165	14,737
FOP	16	30		5	446

TOTALS		1,341			1,195	106,731	
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0166	CONC, PAVMT	0	100	9	60	
2	0030	BARN, MT	0	100	0	0	
3	0130	CLFENCE 5	0	100	0	0	
4	0104	GENERATOR	0	100	0	0	

LAND DESCRIPTION										TOTAL OB/XF					19,456			
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	LA VAL	
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00		

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE				106,731	
TOTAL MARKET OB/XF VALUE				19,456	
TOTAL LAND VALUE - MARKET				18,500	
TOTAL MARKET VALUE				144,687	
SOH/AGL Deduction				44,640	
ASSESSED VALUE				100,047	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				49,325	
TOTAL JUST VALUE				144,687	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				146,658	

SALE:1:1: LOT 21, BLOCK 1, QUAIL HEIGHTS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046749	Storage Building	16,000	03/15/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0740/1263	1/14/1991	WD	Q	V		6,300	
GRANTOR: MCLEOD CONST CO							
GRANTEE: VANESSA SARRELL							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS= W41 FGR= W12 S25 E12 N25\$ S25 E12 FOP= S4 E4 N4 W4\$ E29 N25\$.															