LOT 20 BLOCK 2 QUAIL HEIGHTS S/D

752-961, 928-1411, WD 1192-2438,

RITTER CHARLES A/RITTER SAMANTHA A
1708 SW JUDY GLN
LAKE CITY, FL 32025

2025

01-4S-16-02710-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

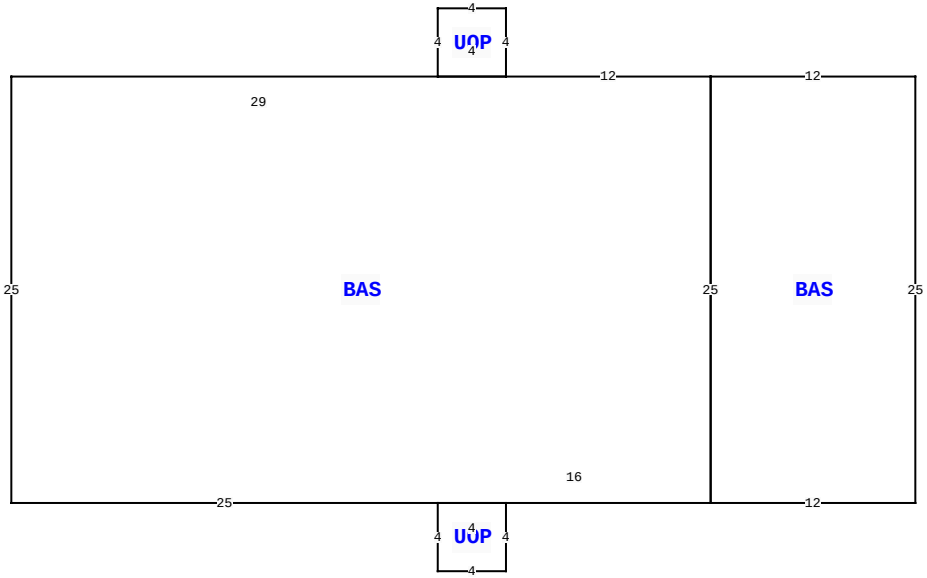
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	30,250
BAS	1,025	100		1,025	103,353
UOP	16	20		3	302
UOP	16	20		3	302
TOTALS	1,357			1,331	134,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,331	119.4000	133.73	177,995	1991	2000	0	0	0	24.60	75.40

1 SINGLE FAM 100% - 2024 Heated Area: 1325 HX Base Yr 2024



1708 SW JUDY GLN, 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: 1	Tax Dist:	
BUILDING MARKET VALUE		134,208
TOTAL MARKET OB/XF VALUE		1,590
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		154,298
SOH/AGL Deduction		2,407
ASSESSED VALUE		151,891
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,169
TOTAL JUST VALUE		154,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1483/2020	1/27/2023	WD	Q	I	01	162,500
GRANTOR: HALABI WASEEM						
GRANTEE: RITTER CHARLES A						
1397/2127	10/30/2019	WD	Q	I	01	104,900
GRANTOR: PHILLIP DOUGLAS & ASH						
GRANTEE: WASEEM HALABI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= N4 W4 S4 E4$ W29 S25 E25 UOP= S4E4N4 W4$ E16
BAS= E12 N25 W12 S25$ N25$.

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	9	50	450.00	UT	1.40	1.40	100	0	0	3	100	630	
2	0120	CLFENCE 4	0	100	0	0	160.00	UT	4.50	4.50	100	1993	1993	3	100	720	
3	0296	SHED METAL	0	100	6	8	48.00	UT	5.00	5.00	100	1993	1993	3	100	240	

LAND DESCRIPTION

TOTAL OB/XF 1,590

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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/16/2023 BY KS Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/15/2025 BY SYS