LOT 24 BLOCK 2 QUAIL HEIGHTS S/D

752-1583, 792-2198, 798-867, WD

RATHBURN TERESA
1784 SW JUDY GLN
LAKE CITY, FL 32025

2025

01-4S-16-02710-024

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

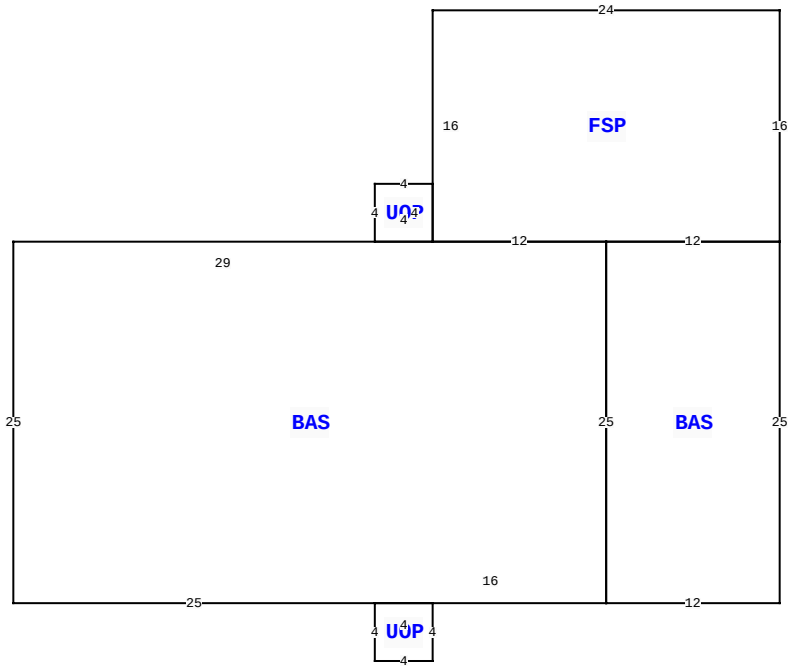
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame		N/A 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	25,639
BAS	1,025	100		1,025	87,602
FSP	384	40		154	13,162
UOP	16	20		3	257
UOP	16	20		3	257
TOTALS	1,741			1,485	126,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,485	113.5530	127.18	188,862	1992	1992	0	0	0	32.80	67.20

1 SINGLE FAM 100% - 2021 Heated Area: 1325 HX Base Yr 2021



1784 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		126,915
TOTAL MARKET OB/XF VALUE		3,226
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		148,641
SOH/AGL Deduction		38,458
ASSESSED VALUE		110,183
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,461
TOTAL JUST VALUE		148,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1403/1818	1/16/2020	WD	Q	I	01	108,000
GRANTOR: CHARLES & HOLLY ANNE						
GRANTEE: TERESA RATHBURN						
1105/2384	12/15/2006	WD	Q	I		110,000
GRANTOR: KATHLEEN H HARPER						
GRANTEE: CHARLES GARNER & HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= E12 S25 W12 N25$ BAS= W12 UOP= N4 W4 S4 E4$ W29 S25
E25UOP= S4 E4 N4W4 $ E16 N25$ FSP= E12 N16 W24 S16 E12$.

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	48	432.00	UT	1.40	1.40	100	0	0	3	100	605	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
4	0169	FENCE/WOOD	0	100	0	0	170.00	UT	13.50	13.50	75	2009	2009	3	75	1,721	

LAND DESCRIPTION

TOTAL OB/XF 3,226

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 JB Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/15/2025 BY SYS