LOT 25 BLOCK 2 QUAIL HEIGHTS S/D
764-930, 792-743, 799-1014, 812-

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

2025

01-4S-16-02710-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

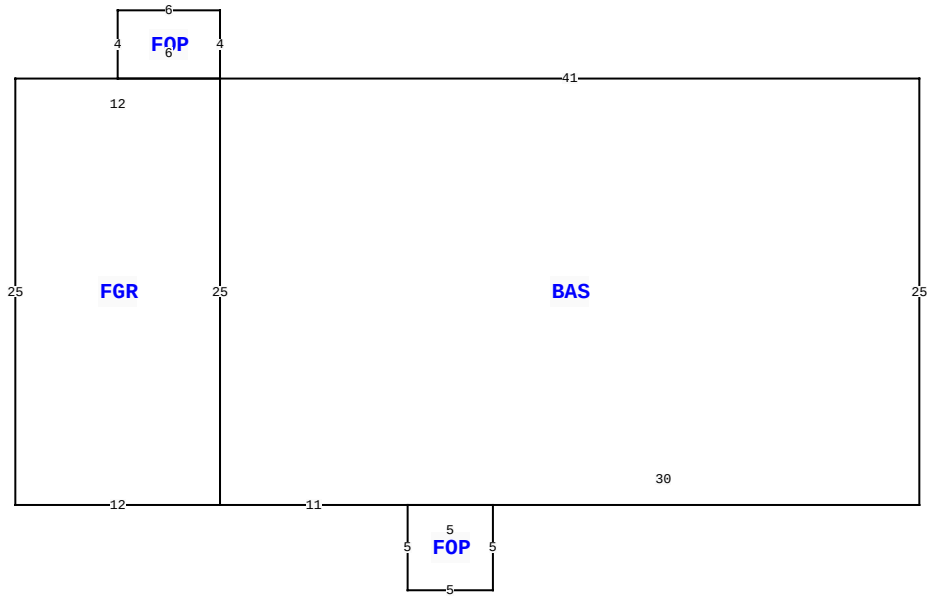
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,025	100		1,025	105,895
FGR	300	55		165	17,047
FOP	24	30		7	723
FOP	25	30		8	827
TOTALS	1,374			1,205	124,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,205	128.1120	143.49	172,905	1996	1996	0	0	0	28.00	72.00

1 SINGLE FAM 0% - 2025 Heated Area: 1025 HX Base Yr



1802 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	124,492
TOTAL MARKET OB/XF VALUE	662
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	143,654
SOH/AGL Deduction	0
ASSESSED VALUE	143,654
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,654
TOTAL JUST VALUE	143,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
662	SFR	207	02/28/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1524/2012	10/01/2024	WD	U	I	11	100
GRANTOR: GRANADOS JOSE A						
GRANTEE: PREPARED PROPERTY R						
1520/1946	7/31/2024	WD	Q	I	01	180,000
GRANTOR: JERRY JENNIFER						
GRANTEE: GRANADOS JOSE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 FOP= N4 W6 S4 E6$ FGR= W12 S25 E12 N25$ S25 E11FOP= S5 E5 N5 W5$ E30 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	0	0	0	441.00	UT	1.50	1.50	100	1996	1996	3	100	662	

LAND DESCRIPTION

TOTAL OB/XF 662

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/13/2025 BY TP Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/15/2025 BY SYS