LOT 8 PINE WIND ESTATES S/D UNIT
661-294, 816-93, 895-1091,1093,

MCGINNESS PATRICK JOHN/MCGINNESS APRIL ELAINE
562 SW QUAIL RIDGE CT
LAKE CITY, FL 32024

2026

11-5S-15-00431-208

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

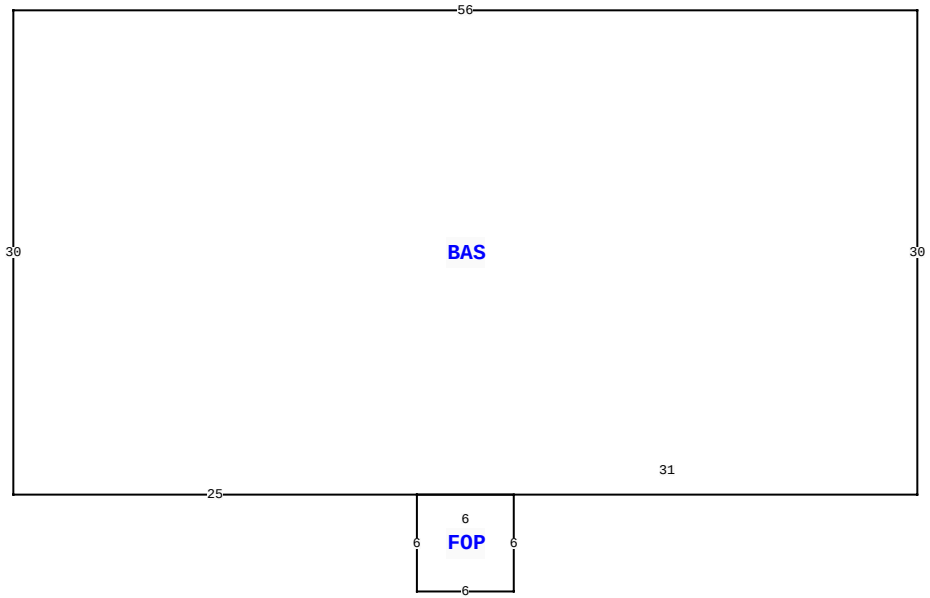
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11515.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	98,933
FOP	36	35		13	766
TOTALS	1,716			1,693	99,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,693	113.9000	107.07	181,270	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2025 Heated Area: 1680 HX Base Yr 2025



562 SW QUAIL RIDGE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,698
TOTAL MARKET OB/XF VALUE		18,250
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		157,948
SOH/AGL Deduction		0
ASSESSED VALUE		157,948
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		107,226
TOTAL JUST VALUE		157,948
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29293	M H	514	04/07/2011
16565	M H	125	02/03/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/1942	5/26/2022	QC	U	I	11	100
GRANTOR: MCGINNESS RONALD						
GRANTEE: MCGINNESS PATRICK J						
1466/480	5/26/2022	QC	U	I	11	100
GRANTOR: MCGINNESS RONALD						
GRANTEE: MCGINNESS PATRICK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S30 E25 FOP= S6 E6 N6 W6$ E31 N30$.

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	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	50	2005	2005	3	50	450	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 18,250

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 07/08/2016 BY DF Total Acres: 4.02 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS