LOT 13 PINE WIND ESTATES S/D
UNIT 2. ORB 661-298, 727-843
731-383, 788-2365, 927-1046,

SCHWARZ KALON C
751 SW QUAIL RIDGE CT
LAKE CITY, FL 32024

2026

11-5S-15-00431-213

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

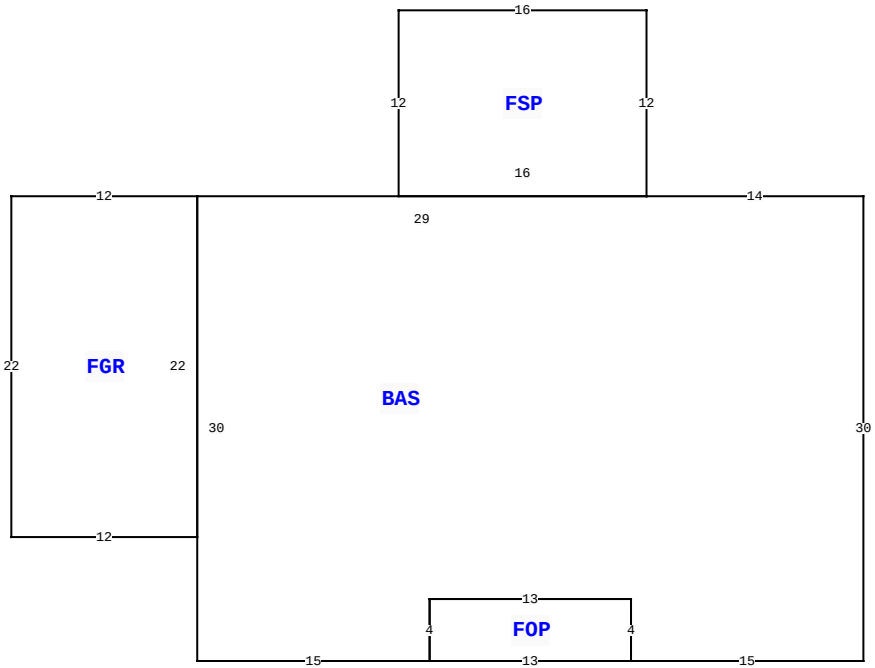
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	05	05 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,238	100		1,238	123,562
FGR	264	55		145	14,472
FOP	52	30		16	1,597
FSP	192	40		77	7,685
TOTALS	1,746			1,476	147,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,476	137.0952	153.55	226,640	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 1238 HX Base Yr 2011



751 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		147,316
TOTAL MARKET OB/XF VALUE		4,168
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		191,484
SOH/AGL Deduction		66,032
ASSESSED VALUE		125,452
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,730
TOTAL JUST VALUE		191,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1205/0504	11/18/2010	WD	Q	I	01	125,000
GRANTOR: CARL A & REBA K WOODS						
GRANTEE: KALON C SCHWARZ						
0927/1046	5/24/2001	WD	Q	I		92,000
GRANTOR: JERRY L & PEGGY SIMON						
GRANTEE: CARL & REBA WOODS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N12 W16 S12 E16$ W29 FGR= W12 S22 E12 N22$ S30 E15 FOP= E13 N4 W13S4$ N4 E13 S4 E15 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	0166	CONC,PAVMT	0	100	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	336	
2	0166	CONC,PAVMT	0	100	3	32	1.00	UT	0.00	0.00	100	0	0	3	100	134	
3	0210	GARAGE U	0	100	18	20	360.00	UT	9.30	9.30	100	0	0	3	100	3,348	
4	0294	SHED WOOD/	0	100	7	7	1.00	UT	0.00	0.00	100	0	0	3	100	150	
5	0166	CONC,PAVMT	0	100	7	7	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,168

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		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: 4.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS