LOT 16 PINE WIND ESTATES S/D
UNIT 2.

MORALES EDWARD/MORALES MARGARITA
595 SW QUAIL RIDGE CT
LAKE CITY, FL 32024

2026

11-5S-15-00431-216

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

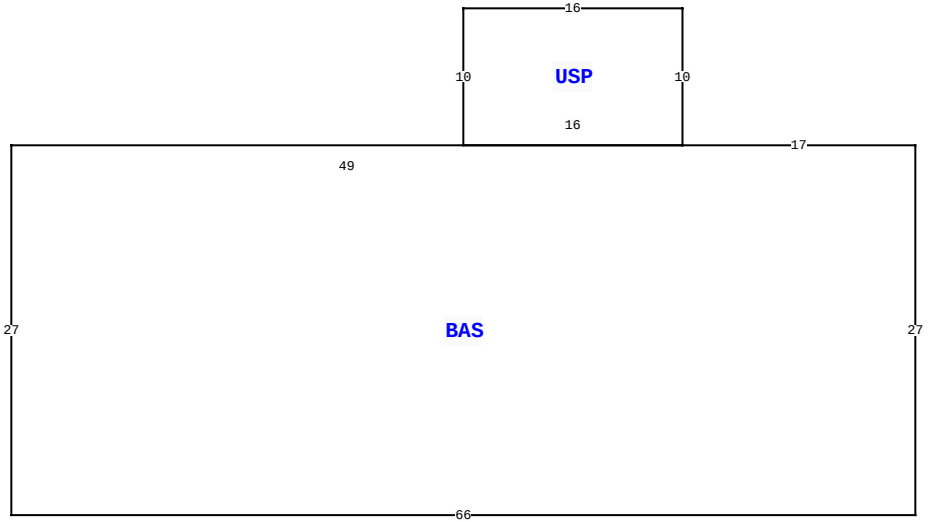
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11515.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	108,712
USP	160	35		56	3,417
TOTALS	1,942			1,838	112,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,838	118.0000	110.92	203,871	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2015 Heated Area: 1782 HX Base Yr 2015



595 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		112,129
TOTAL MARKET OB/XF VALUE		40,500
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		192,629
SOH/AGL Deduction		71,496
ASSESSED VALUE		121,133
TOTAL EXEMPTION VALUE	HX HB 13	121,133
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		192,629
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050900	Roof Replacement	14,500	09/24/2024
000046170	Mobile Home		12/28/2022
32326	STORAGE	461	09/24/2014
20989	M H	125	08/18/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1112/2791	3/02/2007	WD	Q	I		145,000
GRANTOR: KEITH K KRUEGER						
GRANTEE: EDWARD & MARGARITA						
1108/1153	1/17/2007	QC	Q	I	01	0
GRANTOR: DONNA KRUEGER						
GRANTEE: KEITH K KRUEGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 USP= N10 W16 S10 E16$ W49 S27 E66 N27$.

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	0030	BARN,MT	0	100	20	20	400.00	UT	5.00	5.00	100	2003	2003	3	100	2,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
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	800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
8	0031	BARN,MT AE	0	100	40	40	1,600.00	UT	9.00	9.00	100	2014	2014	3	100	14,400	
9	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
10	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	

TOTAL OB/XF 27,800

LAND DESCRIPTION

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 10/17/2024 BY JS Total Acres: 4.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/19/2025 BY SYS

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BUILDING DIMENSIONS

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11	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
12	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
13	0166	CONC,PAVMT	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2024	2023		100	4,500	

TOTAL OB/XF 12,700

LAND DESCRIPTION

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

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