LOT 19 PINE WIND ESTATES S/D
UNIT 2.

PALECEK KEVIN DOUGLAS/PALECEK DONNA DARLENE
461 SW QUAIL RIDGE CT
LAKE CITY, FL 32024

2026

11-5S-15-00431-219

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

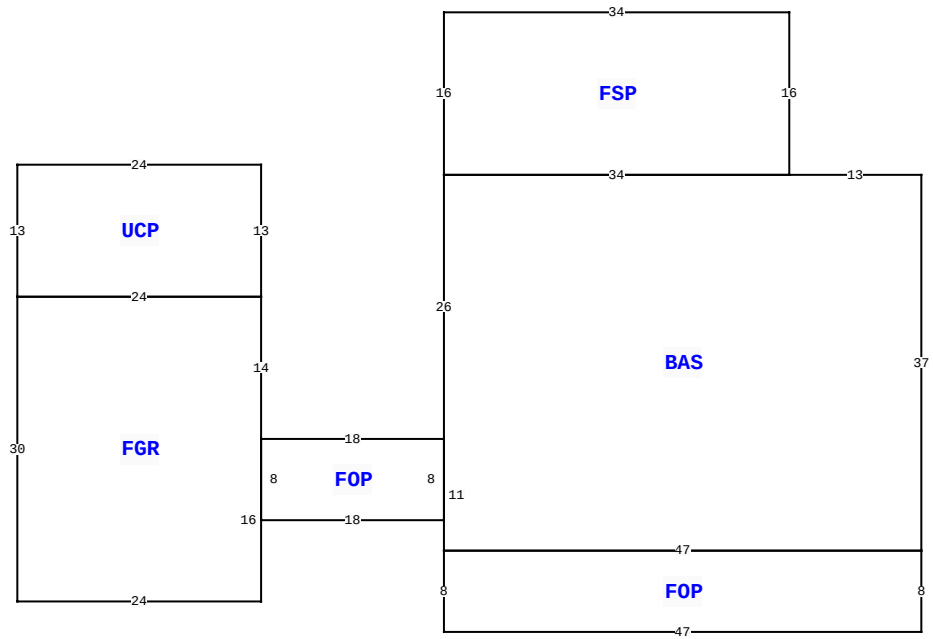
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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 02
NEIGHBORHOOD/LOC	11515.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,739	100		1,739	188,526
FGR	720	55		396	42,931
FOP	144	30		43	4,662
FOP	376	30		113	12,250
FSP	544	40		218	23,633
UCP	312	20		62	6,721
TOTALS	3,835			2,571	278,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,571	119.5000	133.84	344,103	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2021 Heated Area: 1739 HX Base Yr 2021



461 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		278,723
TOTAL MARKET OB/XF VALUE		8,293
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		327,016
SOH/AGL Deduction		101,907
ASSESSED VALUE		225,109
TOTAL EXEMPTION VALUE	13 HX HB VX	225,109
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		327,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23785	SFR	479	01/27/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/0456	11/05/2020	WD	Q	I	01	252,000
GRANTOR: JAMES L & SUE C THORN						
GRANTEE: KEVIN DOUGLAS & DON						
1283/1644	9/30/2014	WD	U	I	30	100
GRANTOR: JAMES L & SUE C THORN						
GRANTEE: JAMES L & SUE C THO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N16 W34 S16 E34$ W34 S26 FOP= W18 FGR= N14 UCP= N13 W24 S13 E24$ W24 S30 E24 N16$ S8 E18 N8$ S11 FOP= S8 E47 N8 W47$ E47 N37$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	681.00	UT	2.50	2.50	100	2006	2006	3	100	1,703	
3	0040	BARN,POLE	0	100	30	36	1,080.00	UT	2.50	2.50	100	2012	2012	3	100	2,700	
4	0294	SHED WOOD/	0	100	9	14	126.00	UT	15.00	15.00	100	2012	2012	3	100	1,890	

LAND DESCRIPTION

TOTAL OB/XF 8,293

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 11/19/2025 BY SYS