NW1/4 OF NW1/4 ORB 404-334,
404-340, 993-1300, 1124-1542
CT 1270-2749

QUAIL HEIGHTS REAL
ESTATE HOLDINGS LLC, 161 SW QUAIL HEIGHTS TER
LAKE CITY, FL 32025

2026

12-4S-16-02938-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	3800	GOLF COURSES	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,705
TOTAL LAND VALUE - MARKET	182,000
TOTAL MARKET VALUE	194,705
SOH/AGL Deduction	0
ASSESSED VALUE	194,705
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,705
TOTAL JUST VALUE	194,705
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/2049	5/26/2016	WD	U	I	37	1,000,000
GRANTOR: PATRIOT GREEN OAK LLC						
GRANTEE: QUAIL HEIGHTS REAL						
1270/2749	2/26/2014	CT	U	I	18	100
GRANTOR: GREEN OAK ESTATES LLC						
GRANTEE: PATRIOT GREEN OAK,						

BUILDING NOTES

BUILDING DIMENSIONS

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	0010	BARN,BLK	0	0	49	26	1,274.00	UT	7.50	7.50	65	1970	1970	3	65	6,211	
2	0020	BARN,FR	0	0	37	36	1,332.00	UT	7.50	7.50	65	1970	1970	3	65	6,494	

LAND DESCRIPTION

TOTAL OB/XF 12,705

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	3800	C	GOLF CORSE	0		00	0.00	0.00	2.00	UT		1.00	1.00	1.00	45,500.00	45,500.00	91,000							
2	3800	C	GOLF CORSE	0		00	0.00	0.00	2.00	UT		1.00	1.00	1.00	45,500.00	45,500.00	91,000							

REVIEW DATE 10/13/2023 BY KS Total Acres: 0.00 Total Land Value: 182,000 Market: 0 Agricultural: 0 Common: 182,000 PRINTED 09/30/2025 BY SYS