LOT 6 BLOCK A FOREST COUNTRY SEC
848-1710, 934-2261, 934-2268, 99

QUINONES KRISTY A/QUINONES JOHN B
304 SW SHORT LEAF DR
LAKE CITY, FL 32024

2026

21-4S-16-03080-007

BUILDING CHARACTERISTICS

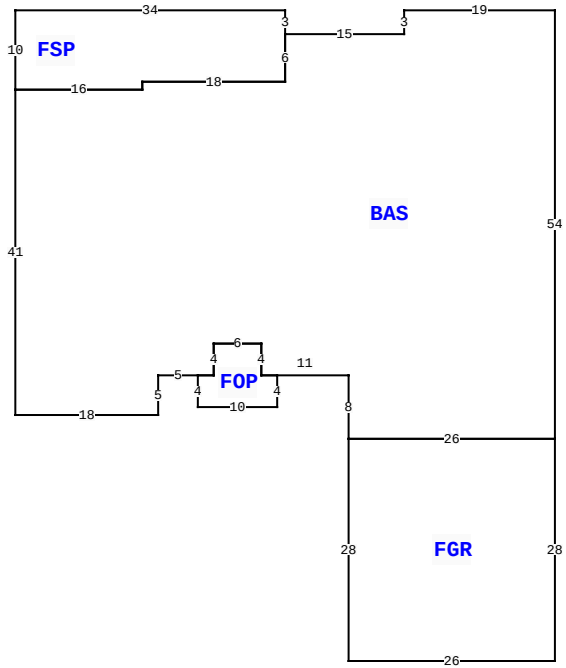
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	21416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,035	100		3,035	359,866
FGR	728	55		400	47,429
FOP	64	30		19	2,253
FSP	322	40		129	15,295
TOTALS	4,149			3,583	424,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,583	129.1070	144.60	518,102	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2023 Heated Area: 3035 HX Base Yr 2023



304 SW SHORT LEAF DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		424,844
TOTAL MARKET OB/XF VALUE		9,600
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		469,444
SOH/AGL Deduction		16,332
ASSESSED VALUE		453,112
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		402,390
TOTAL JUST VALUE		469,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24986	SFR	860	09/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1795	7/05/2022	WD	Q	I	01	485,000
GRANTOR: WILSON ROSE-MARIE G						
GRANTEE: QUINONES KRISTY A						
1337/2035	5/25/2017	WD	U	I	14	100
GRANTOR: ROSE-MARIE G WILSON (						
GRANTEE: ERIC B DANA & GARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S3 W15 FSP= N3 W34 S10 E16 N1 E18 N6$ S6 W18 S1 W16 S41 E18 N5 E5 FOP= S4 E10 N4 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E11 S8 FGR= S28 E26 N28 W26$ E26 N54$.

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	0120	CLFENCE 4	0	100	0	0	144.00	UT	7.50	7.50	100	2007	2007	3	100	1,080	
2	0166	CONC,PAVMT	0	100	0	0	2,440.00	UT	3.00	3.00	100	2007	2007	3	100	7,320	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 9,600

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/08/2025 BY KS Total Acres: 0.55 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/06/2025 BY SYS