COMM NW COR OF SEC, RUN E
529 FT, S 215.44 FT TO NW COR
OF LOT FOR POB, RUN E 203.03

SCOTT DAVID W/SCOTT CYNTHIA A
219 SW QUINCY TER
LAKE CITY, FL 32024-9815

2026

25-4S-16-03153-046

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

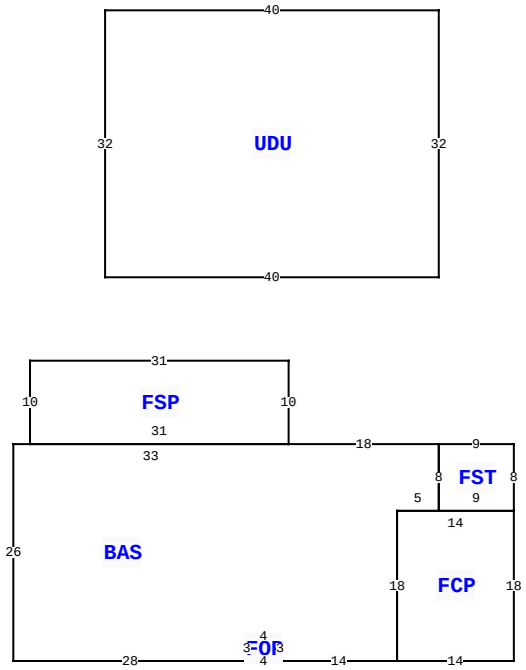
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 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 06
NEIGHBORHOOD/LOC	25416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100		1,224	99,832
FCP	252	25		63	5,138
FOP	12	30		4	326
FSP	310	40		124	10,114
FST	72	55		40	3,262
UDU	1,280	55		704	57,420
TOTALS	3,150			2,159	176,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,159	112.0350	125.48	270,911	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1224 HX Base Yr 1998



219 SW QUINCY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		176,092
TOTAL MARKET OB/XF VALUE		26,707
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		225,299
SOH/AGL Deduction		87,981
ASSESSED VALUE		137,318
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,596
TOTAL JUST VALUE		225,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,244

SALE:2:1: LOT 4 BLK K PICCADILLY PARK UNREC

LAND:1:1: 0.77 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052892	Roof Replacement	9,600	04/15/2025
29385	POOL	140	05/09/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0847/2253	10/24/1997	WD	Q	I		66,000
GRANTOR: MORRIS						
GRANTEE: SCOTT						
0816/2184	1/30/1996	WD	Q	I		57,900
GRANTOR: JIMMY E & GLORIA D HU						
GRANTEE: MICHAEL R MORRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= N10 W31 S10 E31$ W33 S26 E28 FOP= E4N3 W4S3$ N3 E4 S3 E14 FCP= E14 N18W14 S18$ N18 E5 FST= E9 N8 W9S8$ N8$ PTR= N20 UDU= N32 W40 S32 E40$ S20$.

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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0120	CLFENCE 4	0	100	0	0	550.00	UT	4.50	4.50	100	1993	1993	3	100	2,475	
3	0166	CONC,PAVMT	0	100	18	42	756.00	UT	2.00	2.00	100	1993	1993	3	100	1,512	
4	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2011	2011	3	68	21,420	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 26,707

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-	1165.00	203.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/28/2025 BY chuck Total Acres: 0.77 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS