

COMM NE COR, S 475.8 FT, W 1596.
CONT W 275.93 FT, S 792.10 FT TO
LANE, E ALONG R/W 276.02 FT, N 7

QUAIL ERNEST GREGORY/QUAIL BEVERLY ANITA
427 SW ARBOR LANE
LAKE CITY, FL 32024

2026

31-3S-16-02413-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	31316.00	1.00/
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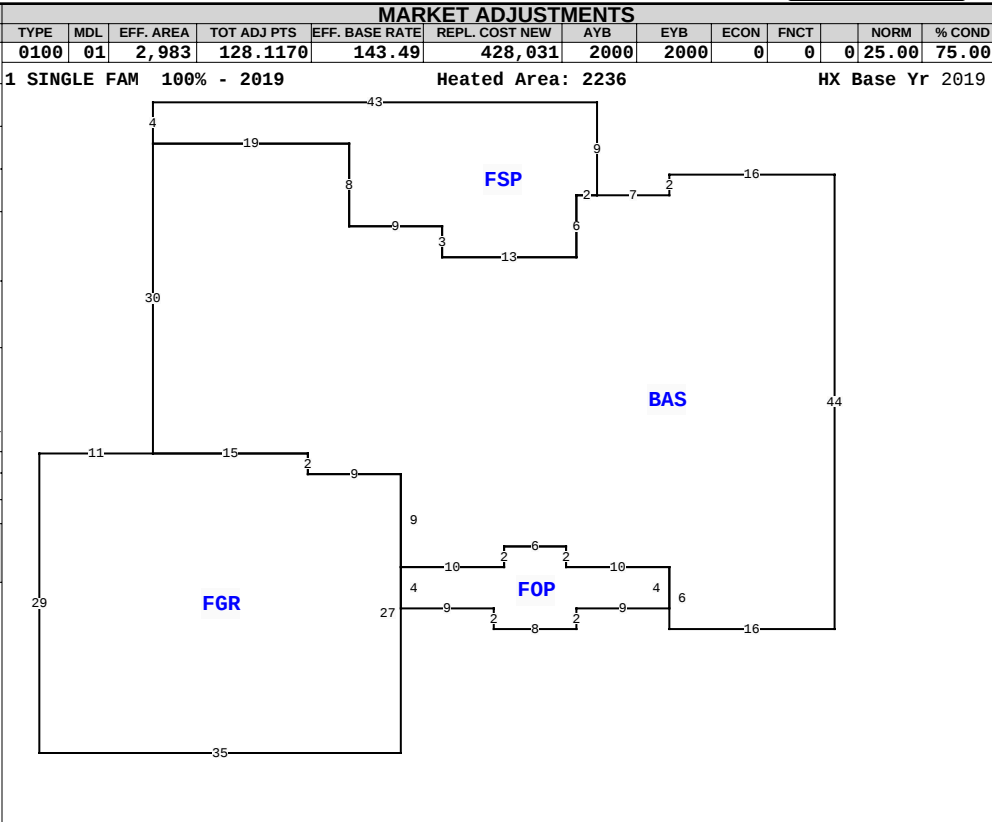
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,236	100		2,236	240,633
FGR	997	55		548	58,975
FOP	132	30		40	4,305
FSP	397	40		159	17,111

TOTALS	3,762			2,983	321,023
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0280	POOL R/CON	0	100	0	0		564.00	UT 70.00
2	0282	POOL ENCL	0	100	0	0		840.00	UT 15.00
3	0166	CONC, PAVMT	0	100	0	0		2,392.00	UT 1.50
4	0040	BARN, POLE	0	100	0	0		1.00	UT 0.00
5	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00
6	0070	CARPORT UF	0	100	0	0		1.00	UT 1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	5.01

REVIEW DATE	12/07/2023	BY	TW
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427 SW ARBOR LN, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0280	POOL R/CON	0	100	0	0		564.00	UT 70.00	100	2000	2000	3	40	15,792	
2	0282	POOL ENCL	0	100	0	0		840.00	UT 15.00	100	2000	2000	3	40	5,040	
3	0166	CONC, PAVMT	0	100	0	0		2,392.00	UT 1.50	75	2000	2000	3	75	2,691	
4	0040	BARN, POLE	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	3,600	
5	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	100	2024	2023		85	5,100	
6	0070	CARPORT UF	0	100	0	0		1.00	UT 1,000.00	100	2024	2023		100	1,000	

TOTAL OB/XF										33,223						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00

Total Acres: 5.01	Total Land Value: 55,110	Market: 0	Agricultural: 0	Common: 55,110
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		321,023	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		33,223	
SOH/AGL Deduction		TOTAL LAND VALUE		55,110	
ASSESSED VALUE		TOTAL MARKET VALUE		409,356	
TOTAL EXEMPTION VALUE		SOH/AGL Deduction		109,607	
BASE TAXABLE VALUE		ASSESSED VALUE		299,749	
TOTAL JUST VALUE		TOTAL EXEMPTION VALUE		55,722	
NCON VALUE		BASE TAXABLE VALUE		244,027	
INCOME VALUE		TOTAL JUST VALUE		409,356	
PREVIOUS YEAR MKT VALUE		NCON VALUE		0	
		INCOME VALUE			
		PREVIOUS YEAR MKT VALUE		413,937	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048189	Electrical Servic	0	09/19/2023
17675	POOL	175	11/27/2000
16793	SFR	355	03/24/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1448/795	9/15/2021	WD	U	I	30	100
GRANTOR: QUAIL ERNEST GREGORY						
GRANTEE: QUAIL ERNEST GREGOR						
1367/1699	8/22/2018	WD	Q	I	01	307,000
GRANTOR: PAMELA K GRAVES						
GRANTEE: ERNEST GREGORY & BE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W16 S2 W7 FSP= N9 W43 S4 E19 S8 E9 S3 E13 N6 E2\$ W2 S6 W13 N3 W9 N8 W19 S30 FGR= W11 S29 E35 N27 W9 N2 W15 \$ E15 S2 E9 S9 FOP= S4 E9 S2 E8 N2 E9 N4 W10 N2 W6 S2 W10\$ E10 N2 E6 S2 E10 S6 E16 N44\$.									