LOT 2 BLOCK A QUAIL RIDGE ESTATE
770-1362, 805-2210-2212, 812-228

LY KHANG/ALEXANDER ASHLEY
1781 SW IRONWOOD DR
LAKE CITY, FL 32025

2027

01-4S-16-02664-102

BUILDING CHARACTERISTICS

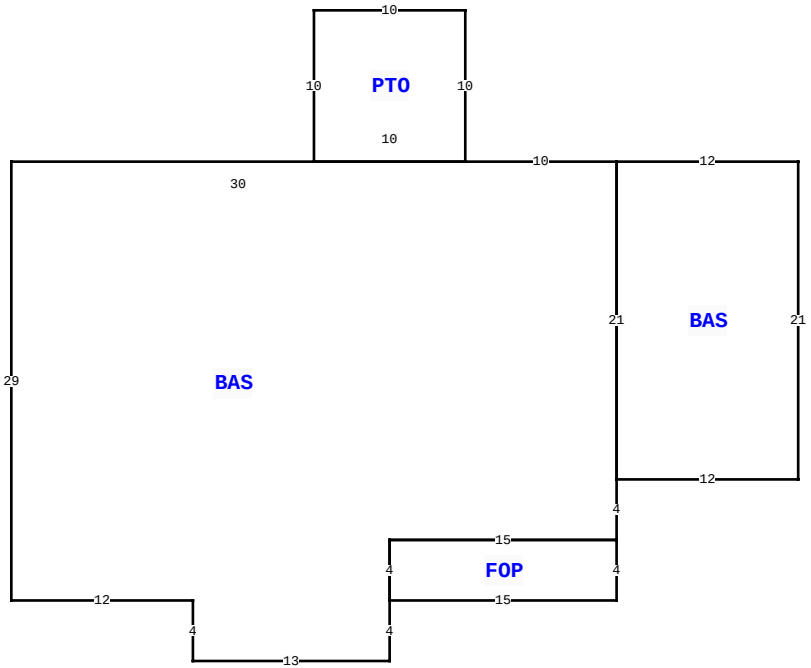
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1416.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	27,549
BAS	1,152	100		1,152	125,936
FOP	60	30		18	1,968
PTO	100	5		5	546
TOTALS	1,564			1,427	155,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,427	126.6000	139.26	198,724	1995	2005	0	0	0	21.50	78.50

1 SINGLE FAM 100% - 2026 Heated Area: 1404 HX Base Yr 2026



1781 SW IRONWOOD DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		155,998
TOTAL MARKET OB/XF VALUE		3,418
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		177,916
SOH/AGL Deduction		0
ASSESSED VALUE		177,916
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		126,505
TOTAL JUST VALUE		177,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046089	Solar Power Syste	66,437	12/13/2022
463	SFR	233	07/17/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/2378	9/22/2025	WD	U	I	11	100
GRANTOR: PLOEG HIEN DAO						
GRANTEE: LY KHANG						
1503/1354	11/21/2023	WD	Q	I	01	200,000
GRANTOR: RODRIGUEZ ANAISY						
GRANTEE: PLOEG HIEN DAO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 PTO= N10 W10 S10 E10$ W30 S29 E12 S4 E13 N4 FOP= E15 N4 W15 S4$ N4 E15 N4 BAS= E12 N21 W12 S21$ N21$.

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	669.00	UT	1.50	1.50	100	1995	1995	3	100	1,004	
2	0169	FENCE/WOOD	0	100	0	0	264.00	UT	7.50	7.50	30	1995	1995	3	30	594	
3	0297	SHED CONCR	0	100	13	13	169.00	UT	10.00	10.00	100	1995	1995	3	100	1,690	
4	0252	LEAN-TO W/	0	100	5	13	65.00	UT	2.00	2.00	100	1995	1995	3	100	130	

LAND DESCRIPTION

TOTAL OB/XF 3,418

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	82.00	140.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/07/2023 BY TP Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS