

LOT 3 BLOCK A QUAIL RIDGE EST S/
770-1362, 807-1355-1359, LE 1546

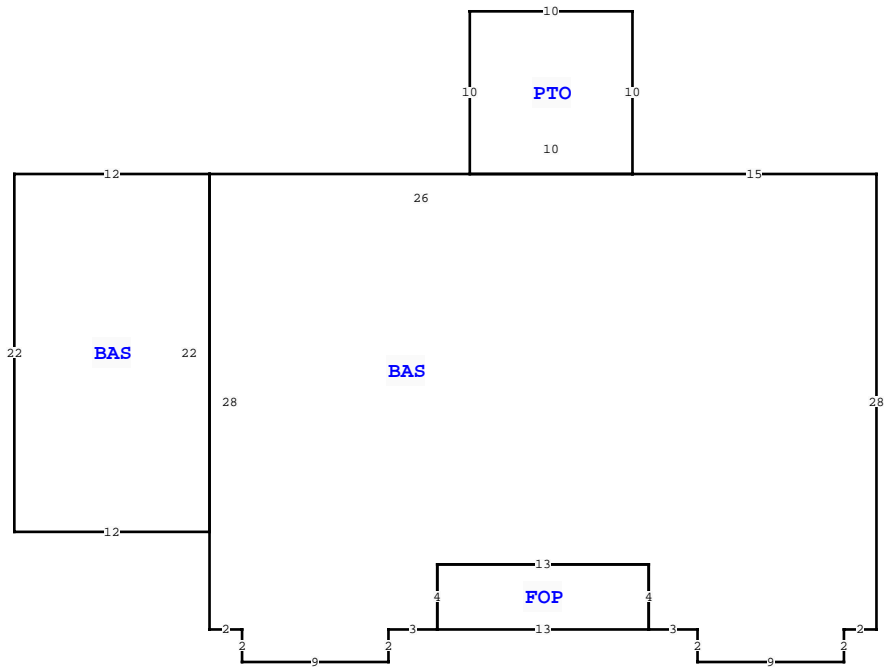
WALKER MICHELLE S
1799 SW IRONWOOD DR
LAKE CITY, FL 32025

2026

01-4S-16-02664-103

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	11 CLAY TILE 10
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
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,417	118.8000	133.06	188,546	1995	1995	0	0	32.25	67.75	
1 SINGLE FAM 100% - 1996 Heated Area: 1396 HX Base Yr 1996												



MAP NUM	MKT AREA	06				
1416.0300	1.00/					
NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
	BAS	264	100		264	23,799
	BAS	1,132	100		1,132	102,048
	FOP	52	30		16	1,442
	PTO	100	5		5	451
TOTALS	1,548				1,417	127,740

EXTRA FEATURES																
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	0166	CONC, PAVMT	0	100	0	645.00	UT	1.50	1.50	100	1995	1995	3	100	968	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	600	
3	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	

TOTAL OB/XF												
1,668												

LAND DESCRIPTION																								
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-1	70.00	136.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

TOTAL OB/XF												
1,668												

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	Tax Group: 1	STANDARD
BUILDING MARKET VALUE	127,740	
TOTAL MARKET OB/XF VALUE	1,668	
TOTAL LAND VALUE - MARKET	18,500	
TOTAL MARKET VALUE	147,908	
SOH/AGL Deduction	57,490	
ASSESSED VALUE	90,418	
TOTAL EXEMPTION VALUE	51,411	HX HB
BASE TAXABLE VALUE	39,007	
TOTAL JUST VALUE	147,908	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	149,925	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
497	SFR	214	08/23/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/2545	8/13/2025	LE U	I	14		100
GRANTOR: WALKER MICHELLE S FKA						
GRANTEE: WALKER MICHELLE S (
0807/1359	6/29/1995	WD U	V	13		59,900
GRANTOR: FRANK A TODD III						
GRANTEE: MICHELLE S KOZERA						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W15 PTO= N10 W10 S10 E10\$ W26 BAS= W12 S22 E12 N22\$ S28 E2 S2 E9 N2 E3 FOP= E13N4 W13 S4\$ N4 E13 S4 E3 S2 E9 N2 E2 N28\$.												