LOT 4 BLOCK A QUAIL RIDGE ESTATES S/D UNIT 1.

THOMAS JOHNATHAN/GLENN MICHELLE
1807 SW IRONWOOD DR
LAKE CITY, FL 32025

2027

01-4S-16-02664-104

BUILDING CHARACTERISTICS

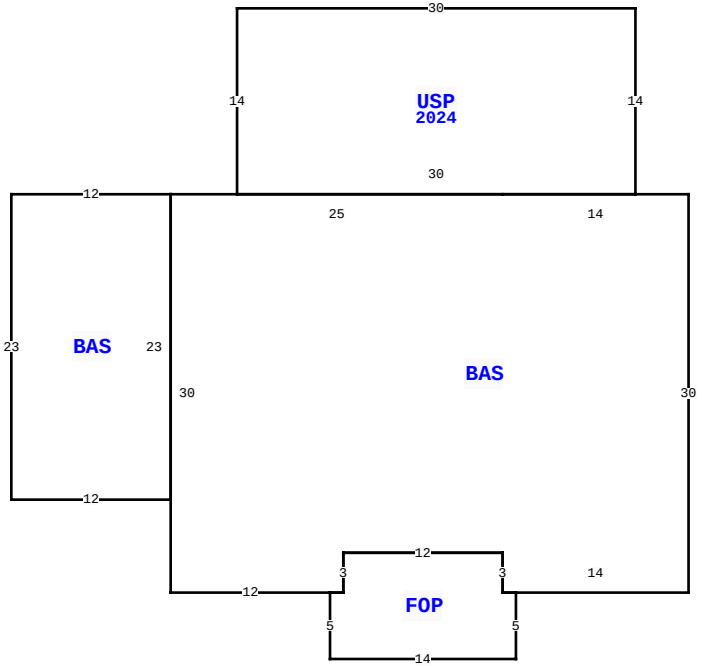
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	276	100		276	27,756
BAS	1,134	100		1,134	114,042
FOP	106	30		32	3,218
USP	420	35	2024	147	14,783
TOTALS	1,936			1,589	159,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,589	132.8448	146.13	232,201	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 100% - 2022 Heated Area: 1410 HX Base Yr 2022



1807 SW IRONWOOD DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	159,801
TOTAL MARKET OB/XF VALUE	4,513
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	182,814
SOH/AGL Deduction	10,695
ASSESSED VALUE	172,119
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	120,708
TOTAL JUST VALUE	182,814
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
711	SFR	211	04/25/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1386/1724	6/10/2019	WD	Q	I	01	147,000
GRANTOR: RYAN S & KRISTINA MCK						
GRANTEE: JOHNATHAN THOMAS &						
1183/0317	10/21/2009	WD	Q	I	01	106,000
GRANTOR: AURBREY & THIDA TRIBB						
GRANTEE: RYAN S MCKENZIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 W25 S30 E12 E1 N3 E12 S3 E14 N30 $
BAS=[ORIG=-39,0] W12 S23 E12 N23 $
FOP=[ORIG=-27,30] S5 E14 N5 W1 N3 W12 S3 W1 $
USP=[YR=2024;ORIG=-34,-14] E30 S14 W30 N14 $
.

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	542.00	UT	1.50	1.50	100	1996	1996	3	100	813	
2	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,400	
3	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,513

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	74.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/15/2023 BY JB Total Acres: 0.21 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS