LOT 1 BLOCK B QUAIL RIDGE ESTATE
770-1362, 816-902, 821-262, LE 1

AUSTIN TONY L
506 SW PUTTER GLN
LAKE CITY, FL 32025

2026

01-4S-16-02664-111

BUILDING CHARACTERISTICS

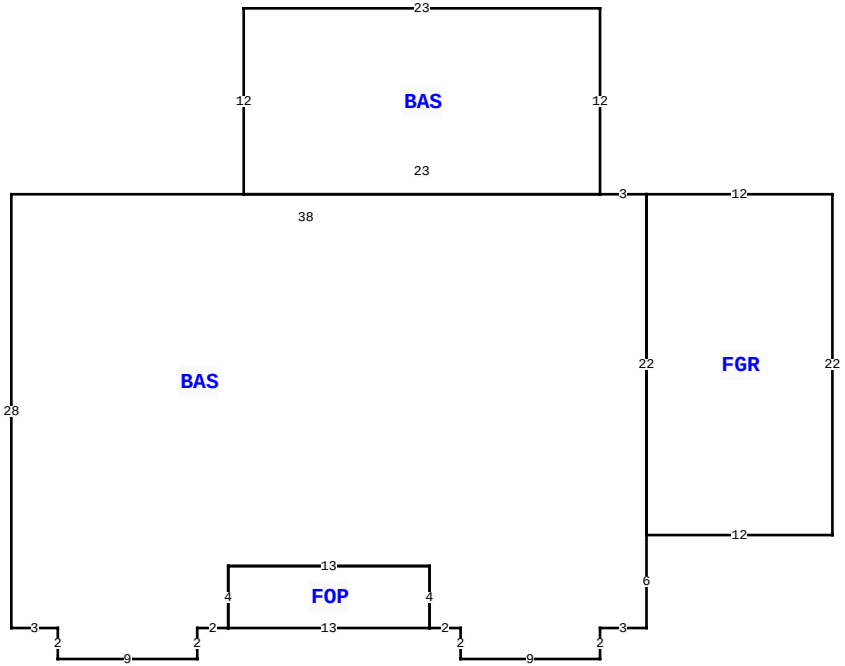
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	276	100		276	25,357
BAS	1,132	100		1,132	104,002
FGR	264	55		145	13,322
FOP	52	30		16	1,470
TOTALS	1,724			1,569	144,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,569	119.1960	133.50	209,462	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 100% - 1997 Heated Area: 1408 HX Base Yr 1997



506 SW PUTTER GLN, LAKE CITY

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

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	645.00	UT	1.50	1.50	100	1996	1996	3	100	968	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,400	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		144,152
TOTAL MARKET OB/XF VALUE		2,968
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		165,620
SOH/AGL Deduction		72,619
ASSESSED VALUE		93,001
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		41,590
TOTAL JUST VALUE		165,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
635	SFR	191	01/31/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/1630	10/24/2025	LE	U	I	14	0
GRANTOR: AUSTIN TONY L (ENH LE						
GRANTEE: AUSTIN TAVARISH L (						
0821/0262	4/26/1996	WD	U	I	35	62,900
GRANTOR: O P DAUGHTRY III						
GRANTEE: TONY AUSTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 BAS= N12 W23 S12 E23$ W38 S28 E3 S2 E9 N2 E2 FOP= E13 N4 W13 S4$ N4 E13 S4E2 S2 E9 N2 E3 N6 FGR= E12 N22 W12 S22$ N22$.

LAND DESCRIPTION

TOTAL OB/XF 2,968

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	119.00	96.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/15/2023 BY KS Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/23/2026 BY SYS