LOT 4 BLOCK B QUAIL RIDGE ESTATE
770-1362, 797-1340, CT 1158-252,

WILLS TYLER LEE/WILLS MADISON NICOLE
1725 SW IRONWOOD DR
LAKE CITY, FL 32025

2026

01-4S-16-02664-114

BUILDING CHARACTERISTICS

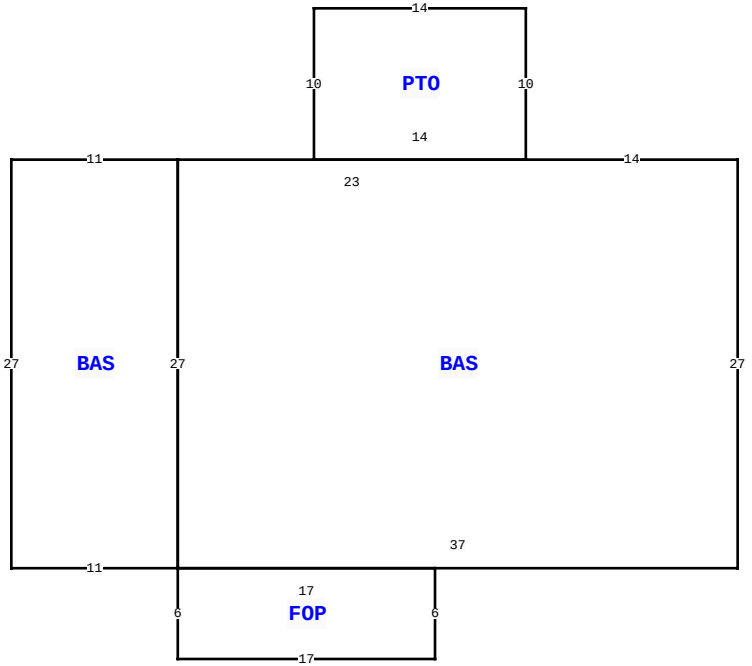
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	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	297	100		297	23,654
BAS	999	100		999	79,565
FOP	102	30		31	2,469
PTO	140	5		7	558
TOTALS	1,538			1,334	106,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,334	109.4000	122.53	163,455	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1296 HX Base Yr



1725 SW IRONWOOD DR, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	0	63	9	567.00	UT	1.40	1.40	100	0	0	3	100	794	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
3	0169	FENCE/WOOD	0	0	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	106,246
TOTAL MARKET OB/XF VALUE	1,144
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	125,890
SOH/AGL Deduction	33
ASSESSED VALUE	125,857
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,857
TOTAL JUST VALUE	125,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
421	MAINT/ALTR	50	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/132	4/13/2026	WD	Q	I	01	195,000
GRANTOR: SLOAN MICHAEL D						
GRANTEE: WILLS TYLER LEE						
1367/2718	8/30/2018	WD	U	I	11	100
GRANTOR: MARILYN E RUPNIK						
GRANTEE: MARILYN E RUPNIK, M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 PTO= N10 W14 S10 E14$ W23 BAS= W11 S27 E11 N27$ S27
FOP= S6 E17 N6 W17$E37 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,144

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	0		RSF-1	98.00	95.00	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: 0.21 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/23/2026 BY SYS