LOT 5 BLOCK B QUAIL RIDGE ESTATE
770-1362, 805-2210, 813-198, WD

BAHR SHUWEI/BAHR MICHAEL JAMES
14974 75TH LN N
LOXAHATCHEE, FL 33470

2027

01-4S-16-02664-115

BUILDING CHARACTERISTICS

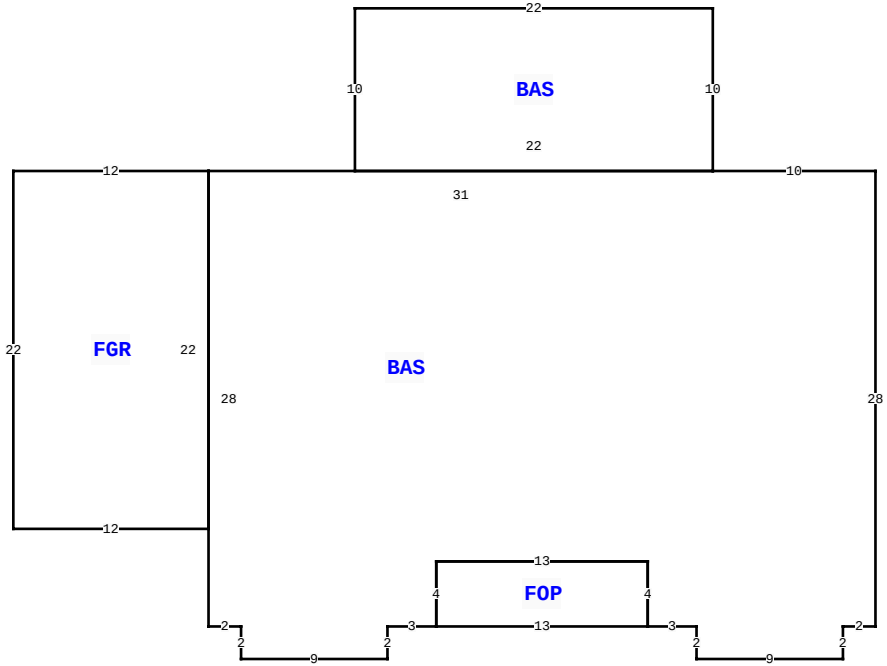
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	220	100		220	19,704
BAS	1,132	100		1,132	101,388
FGR	264	55		145	12,987
FOP	52	30		16	1,433
TOTALS	1,668			1,513	135,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,513	120.1860	132.20	200,019	1995	1995	0	0	0	32.25	67.75

1 SINGLE FAM 0% - 2022 Heated Area: 1352 HX Base Yr



1705 SW IRONWOOD DR, 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	0	0	0	747.00	UT	1.50	1.50	100	1995	1995	3	100	1,121	
2	0294	SHED WOOD/	0	0	12	12	144.00	UT	12.00	12.00	75	2009	2009	3	75	1,296	
3	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	250	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	135,513
TOTAL MARKET OB/XF VALUE	2,667
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	156,680
SOH/AGL Deduction	0
ASSESSED VALUE	156,680
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,680
TOTAL JUST VALUE	156,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
458	SFR	215	06/12/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/525	3/01/2021	WD	Q	I	01	127,000
GRANTOR: WILLIAMS WILLIE C						
GRANTEE: BAHR SHUWEI						
0813/0198	11/03/1995	WD	Q	I		65,308
GRANTOR: FRANK TODD III						
GRANTEE: WILLIE C WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 BAS= N10 W22 S10 E22$ W31 FGR= W12 S22 E12 N22$ S28 E2 S2 E9 N2 E3 FOP= E13 N4 W13 S4$ N4 E13 S4 E3 S2E9 N2 E2 N28$.

LAND DESCRIPTION

TOTAL OB/XF 2,667

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	91.00	102.00	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