LOT 1 BLOCK C QUAIL RIDGE ESTATES S/D UNIT 1.

ALEXANDER NANCY A/ALEXANDER ROBERT L
1688 SW IRONWOOD DR
LAKE CITY, FL 32025

2027

01-4S-16-02664-131

BUILDING CHARACTERISTICS

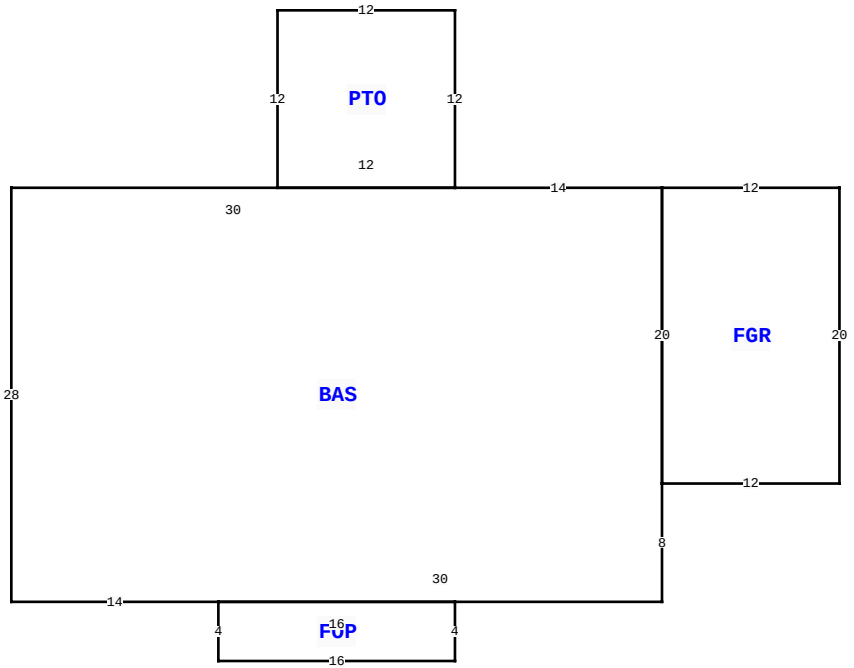
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,232	100		1,232	106,058
FGR	240	55		132	11,363
FOP	64	30		19	1,636
PTO	144	5		7	603
TOTALS	1,680			1,390	119,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,390	111.8000	122.98	170,942	2001	2001	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2010 Heated Area: 1232 HX Base Yr 2010



1688 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	100	0	0	564.00	UT	1.50	1.50	100	2001	2001	3	100	846	
2	0169	FENCE/WOOD	0	100	0	0	100.00	UT	13.50	13.50	75	2009	2009	3	75	1,013	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		119,659
TOTAL MARKET OB/XF VALUE		1,859
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		140,018
SOH/AGL Deduction		41,837
ASSESSED VALUE		98,181
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		41,770
TOTAL JUST VALUE		140,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1944	SFR	165	10/30/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1167/1582	2/12/2009	WD	Q	I	01	85,600
GRANTOR: ELENA GONZALEZ						
GRANTEE: NANCY A & ROBERT L						
1047/1792	5/23/2005	WD	Q	I		90,900
GRANTOR: RUTH A WALLACE HOOTEN						
GRANTEE: ELENA GONZALEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 PTO= N12 W12 S12 E12$ W30 S28 E14 FOP= S4 E16 N4 W16$ E30 N8 FGR= E12 N20 W12 S20$ N20$.

LAND DESCRIPTION

TOTAL OB/XF 1,859

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	99.00	137.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/21/2023 BY JB Total Acres: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS