LOT 2 BLOCK C QUAIL RIDGE ESTATE
770-1362, 817-1867-69, 823-187,

BAHR SHUWEI/BAHR MICHAEL JAMES
576 SW BRODERICK DR
LAKE CITY, FL 32025

2026

01-4S-16-02664-132

BUILDING CHARACTERISTICS

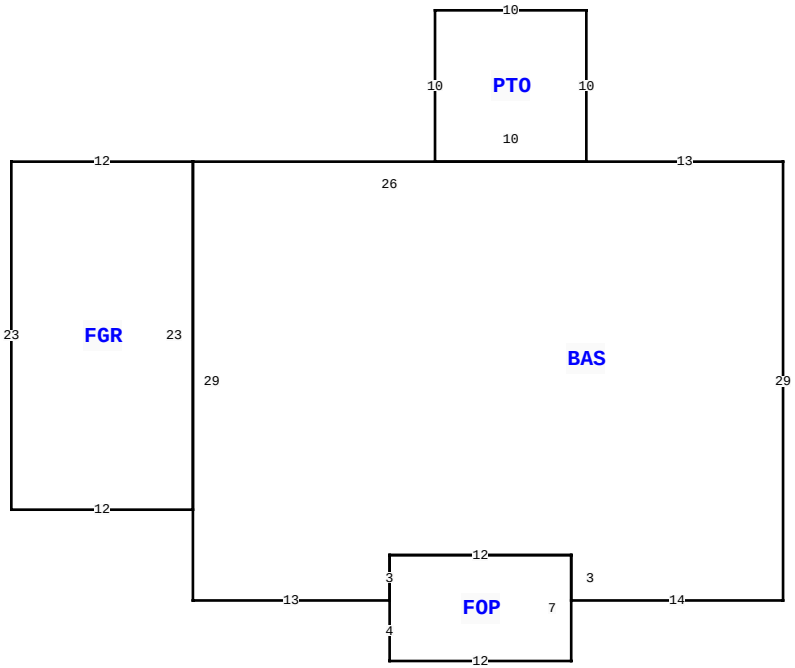
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,095	100		1,095	104,152
FGR	276	55		152	14,458
FOP	84	30		25	2,378
PTO	100	5		5	476
TOTALS	1,555			1,277	121,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,277	123.4000	138.21	176,494	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 0% - 2025 Heated Area: 1095 HX Base Yr



1728 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	556.00	UT	1.50	1.50	100	1996	1996	3	100	834	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	121,463
TOTAL MARKET OB/XF VALUE	834
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	140,797
SOH/AGL Deduction	0
ASSESSED VALUE	140,797
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,797
TOTAL JUST VALUE	140,797
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00033			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/492	9/20/2024	WD	Q	I	01	145,000
GRANTOR: DANIELS SAMMIE LEE						
GRANTEE: BAHR SHUWEI						
1490/2304	5/18/2023	QC	U	I	11	100
GRANTOR: DANIELS SAMMIE						
GRANTEE: ROCHESTER KINSHAWDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 PTO= N10 W10 S10 E10$ W26 FGR= W12 S23 E12 N23$ S29 E13 FOP= S4 E12 N7 W12 S3$ N3 E12 S3 E14 N29$.

LAND DESCRIPTION

TOTAL OB/XF 834

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	84.00	130.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/29/2025 BY JS Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/23/2026 BY SYS