LOT 5 BLOCK C QUAIL RIDGE
ESTATES S/D UNIT 1.

CANADAY BARBARA
1810 SW IRONWOOD DR
LAKE CITY, FL 32025

2026

01-4S-16-02664-135

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

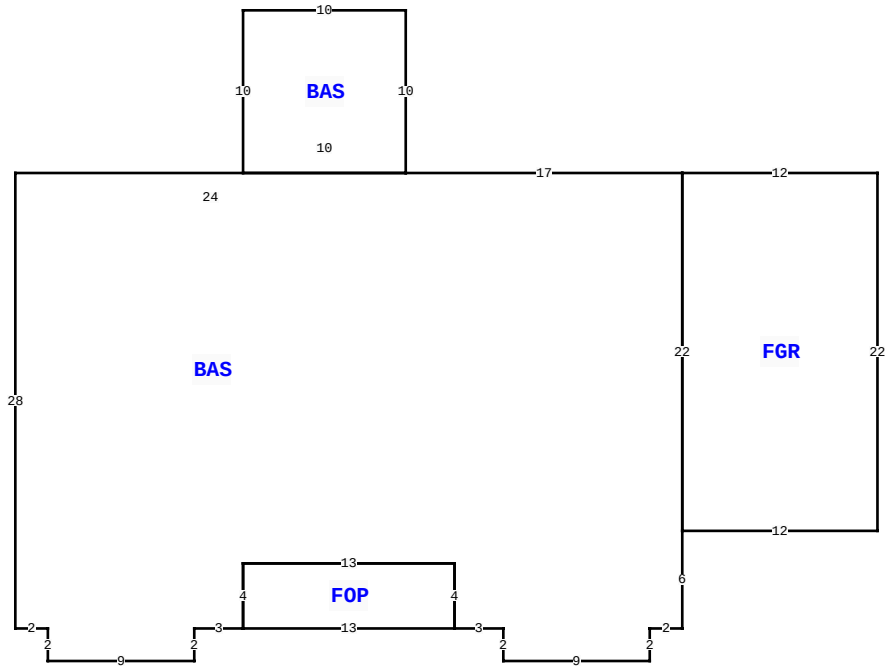
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	100	100		100	9,211
BAS	1,132	100		1,132	104,267
FGR	264	55		145	13,356
FOP	52	30		16	1,473
TOTALS	1,548			1,393	128,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,393	117.4000	133.84	186,439	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 100% - 2016 Heated Area: 1232 HX Base Yr 2016



1810 SW IRONWOOD DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		128,307
TOTAL MARKET OB/XF VALUE		1,850
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		148,657
SOH/AGL Deduction		51,991
ASSESSED VALUE		96,666
TOTAL EXEMPTION VALUE	HX HB SX	96,666
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		148,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
150	MAINT/ALTR	50	04/24/2014
700	SFR	249	04/25/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1296/2711	6/19/2015	WD	Q	I	01	90,000
GRANTOR: PONNIAH & KAMALASANI						
GRANTEE: BARBARA CANADAY						
1060/2108	9/29/2005	WD	Q	I		105,000
GRANTOR: STEVE BLIGE						
GRANTEE: PANCHAMIRTHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 BAS= N10 W10 S10 E10$ W24 S28 E2 S2 E9 N2 E3 FOP= E13 N4 W13 S4$ N4 E13 S4E3 S2 E9 N2 E2 N6 FGR= E12 N22 W12 S22$ N22$.

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	822.00	UT	2.25	2.25	100	1996	1996	3	100	1,850	

LAND DESCRIPTION

TOTAL OB/XF 1,850

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	83.00	80.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/21/2023 BY KS Total Acres: 0.15 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/08/2026 BY SYS