LOT 2 BLOCK D QUAIL RIDGE ESTATE
770-1362, 825-2497,2499, 825-250

HERNANDEZ-FLORES LUIS/HERNANDEZ WENDY RACHELL
14593 SW 51ST ST
LAKE BUTLER, FL 32054

2027

01-4S-16-02664-152

BUILDING CHARACTERISTICS

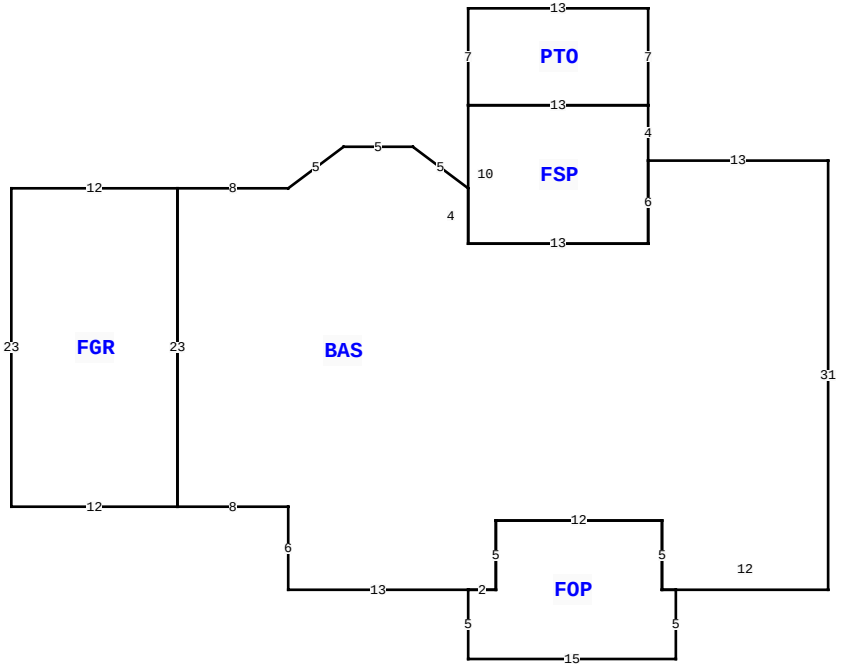
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,256	100		1,256	138,755
FGR	276	55		152	16,792
FOP	135	30		40	4,419
FSP	130	40		52	5,744
PTO	91	5		5	553
TOTALS	1,888			1,505	166,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,505	119.7480	131.72	198,239	1997	2010	0	0	0	16.13	83.87

1 SINGLE FAM 0% - 2024 Heated Area: 1256 HX Base Yr



2096 SW FALLON LN, 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	0	0	590.00	UT	2.50	2.50	100	1997	1997	3	100	1,475	
2	0294	SHED WOOD/	0	0	12	14	168.00	UT	12.00	12.00	100	2009	2009	3	100	2,016	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	166,263
TOTAL MARKET OB/XF VALUE	4,991
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	189,754
SOH/AGL Deduction	0
ASSESSED VALUE	189,754
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,754
TOTAL JUST VALUE	189,754
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
807	SFR	222	09/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/1809	1/30/2023	WD	Q	I	01	224,000
GRANTOR: MELLENCAMP JUDY A						
GRANTEE: HERNANDEZ-FLORES LU						
1476/807	9/27/2022	PB	U	I	18	0
GRANTOR: WATERS ROBERT A						
GRANTEE: MELLENCAMP JUDY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N4 PTO= N7 W13 S7 E13$ W13 S10 E13 N6$ S6 W13 N4 U3 L4 W5 L4 D3 W8 FGR= W12 S23 E12 N23$ S23 E8 S6 E13 FOP= S5 E15 N5 W1 N5 W12 S5 W2$ E2 N5 E12 S5 E12 N31$.

LAND DESCRIPTION

TOTAL OB/XF 4,991

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	85.00	125.00	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: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS