

THE N3/4 OF SE1/4 OF SW1/4 &  
NE1/4 OF SW1/4 LYING S & E OF  
TROY RD & SE1/4 OF NW1/4 S & E

QUAIL HEIGHTS REAL  
ESTATE HOLDINGS LLC, 161 SW QUAIL HEIGHTS TER  
LAKE CITY, FL 32025

2026

01-4S-16-02678-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Bedrooms	2 100
Bathrooms	1 100
Frame	03 MASONRY 100
Story Height	0 100
RMS	0 100
Stories	2. 2. 100
Units	12 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	3800 GOLF COURSES
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	1416.00 1.00/
AREA TYPE	TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS	2,400 100 2,400 50,627
CAN	720 30 216 4,556
CAN	720 30 216 4,556
FUS	2,400 100 2,400 50,627
TOTALS	6,240 5,232 110,367

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	M/FAM LOW	0% - 0										
			Heated Area: 4800									
				HX Base Yr								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE			355,859
TOTAL MARKET OB/XF VALUE			68,996
TOTAL LAND VALUE - MARKET			637,000
TOTAL MARKET VALUE			1,061,855
SOH/AGL Deduction			0
ASSESSED VALUE			1,061,855
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,061,855
TOTAL JUST VALUE			1,061,855
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,048,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045407	Storage Building	5,000	09/09/2022
21-0629	50X80 POLE BARN		09/23/2021
6377	REMODEL	150,000	09/04/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/2049	5/26/2016	WD	U	I	37	1,000,000
GRANTOR: PATRIOT GREEN OAK LLC						
GRANTEE: QUAIL HEIGHTS REAL						
1270/2749	2/26/2014	CT	U	I	18	100
GRANTOR: GREEN OAK ESTATES, LL						
GRANTEE: PATRIOT GREEN OAK,						

EXTRA FEATURES																
L N	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	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	100	0	0	3	100	700	
2	0040	BARN, POLE	0	0	30	40	1.00	UT	0.00	100	0	0	3	100	2,160	
3	0030	BARN, MT	0	0	120	26	1.00	UT	10,000.00	10,000.00	50	1972	1972	3	50	5,000
4	0020	BARN, FR	0	0	0	0	1.00	UT	0.00	100	0	0	3	100	1,500	
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	100	0	0	3	100	3,500	
6	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	100	1989	1989	3	40	14,336
7	0296	SHED METAL	0	0	10	12	1.00	UT	0.00	100	0	0	3	100	500	
8	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	100	0	0	3	100	800	
9	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	100	0	0	3	100	4,500	
10	0297	SHED CONCR	0	0	10	24	1.00	UT	0.00	100	0	0	3	100	1,500	
TOTALS													34,496			

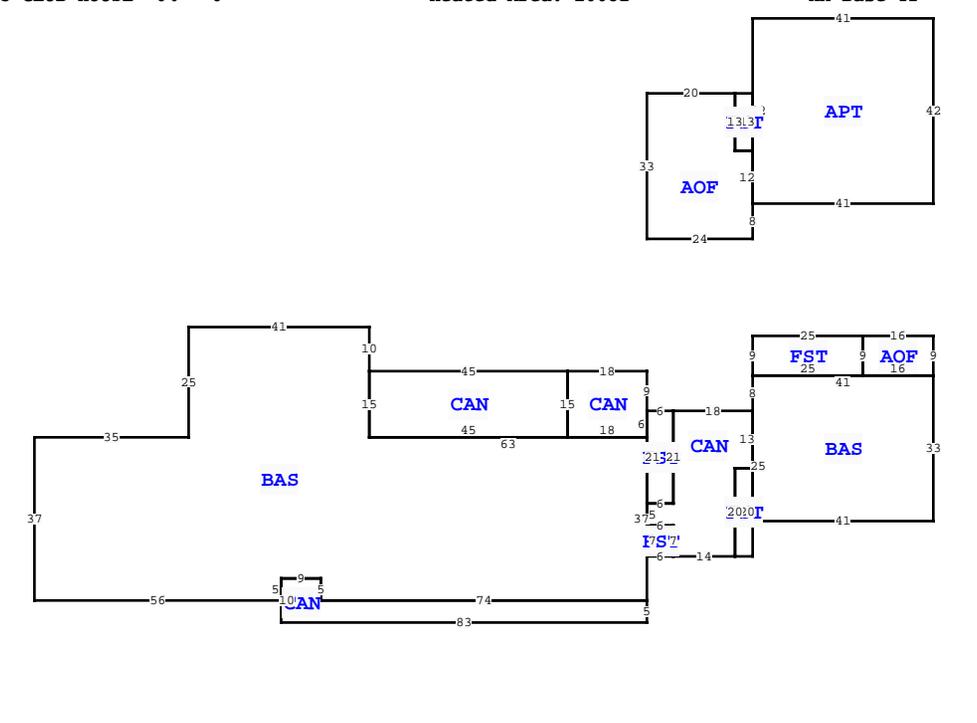
LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	3800	C	GOLF CORSE	0		00	0.00	0.00	14.00	UT		1.00	1.00	1.00	45,500.00	45,500.00	637,000							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W120 S20 CAN= S6 E120 N6 W120\$ E120 N20\$ PTR= N50 FUS= W120 S20 CAN= S6 E120 N6 W120\$ E120 N20\$ S50 \$.												



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	20 100
Frame	03 MASONRY 100
Story Height	8 100
RMS	7 100
Stories	1.5 1.5 100
Units	0 100
Condition Adj	02 02 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3 CLUB HOUSE	0%	0									



Quality	05 05				
DOR CODE	3800 GOLF COURSES				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	1416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	144	110		158	3,521
AOF	740	110		814	18,140
APT	1,722	100		1,722	38,375
BAS	1,353	100		1,353	30,152
BAS	6,123	100		6,123	136,451
CAN	270	30		81	1,805
CAN	460	30		138	3,076
CAN	544	30		163	3,633
CAN	675	30		202	4,502
FST	42	50		21	468
TOTALS	12,556			11,016	245,492

\*\* This building has 14 Sub-Areas  
161 SW QUAIL HEIGHTS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES														TOTAL OB/XF		34,500	
L N	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
11	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
12	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
13	0040	BARN, POLE	0	0	80	50	4,000.00	UT	7.00	7.00	100	2022	2021		100	28,000	
14	0296	SHED METAL	0	0	45	20	900.00	UT	5.00	5.00	100	2023	2022		100	4,500	

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GRANTEE: QUAIL HEIGHTS REAL  
1270/2749 2/26/2014 CT U I 18 100  
GRANTOR: GREEN OAK ESTATES, LL  
GRANTEE: PATRIOT GREEN OAK,

BUILDING NOTES	

BUILDING DIMENSIONS	
CAN= W18 CAN= W45 BAS= N10 W41 S25 W35 S37 E56 N5 CAN= E9 S5 E74 S5 W83 N10\$ E9 S5 E74 N37 W63 N15 \$ S15 E45 N15\$ S15 E18 N6 FST= E6 CAN= E18 BAS= N8 FST= E25 N9 W25 S9\$E41 AOF= N9 W16 S9 E16\$ S33 W41 N25\$ S13 FST= S20 W4 N20E4\$ W4 S20 W14 FST= N7 W6 S7 E6\$ N7 W6 N5 E6 N21\$ S21 W6 N21\$ N9\$ PTR=N30 AOF= E24 N8APT= E41 N42 W41 S42\$ N12 W4 N13 FST= E4 S13 W4 N13\$ W20 S33\$ S30\$.	

LAND DESCRIPTION										TOTAL OB/XF										34,500									
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