

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 49,064
CAN	720 30 216 4,416
CAN	720 30 216 4,416
FUS	2,400 100 2,400 49,064
TOTALS	6,240 5,232 106,960

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		STANDARD	
VALUATION BY	Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE			343,694
TOTAL MARKET OB/XF VALUE			68,996
TOTAL LAND VALUE - MARKET			637,000
TOTAL MARKET VALUE			1,049,690
SOH/AGL Deduction			0
ASSESSED VALUE			1,049,690
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,049,690
TOTAL JUST VALUE			1,049,690
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,						

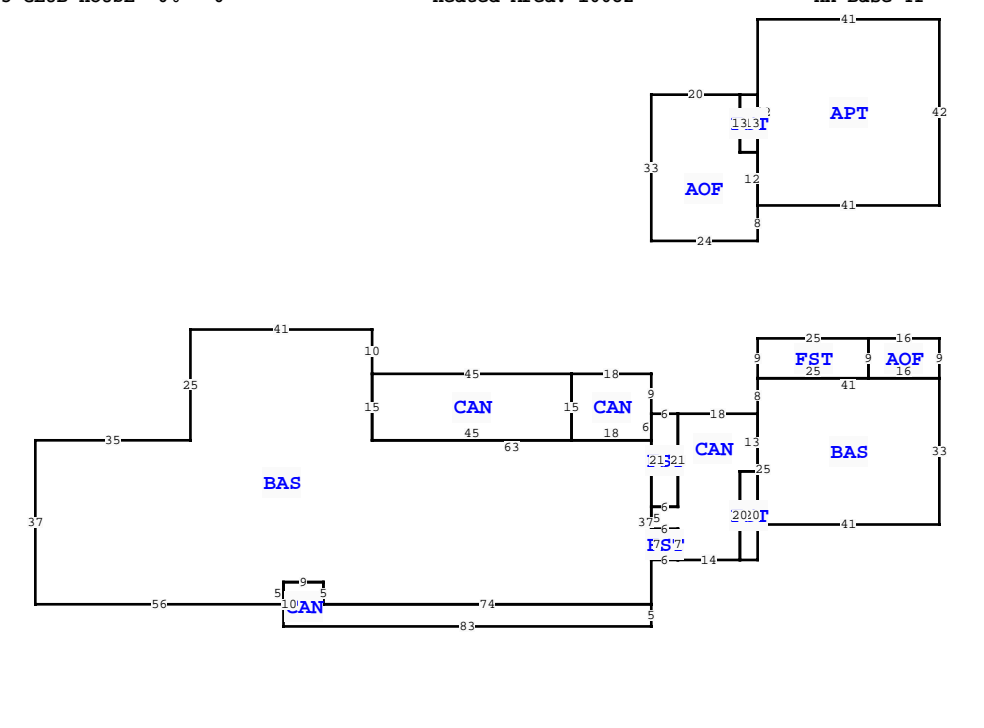
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	100	0	0	3	100	700	
2	0040	BARN, POLE	0	0	30	40	1.00	UT	0.00	100	0	0	3	100	2,160	
3	0030	BARN, MT	0	0	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							



ELEMENT	CD	CONSTRUCTION
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	3,396
AOF	740	110		814	17,493
APT	1,722	100		1,722	37,006
BAS	1,353	100		1,353	29,076
BAS	6,123	100		6,123	131,584
CAN	270	30		81	1,741
CAN	460	30		138	2,966
CAN	544	30		163	3,503
CAN	675	30		202	4,341
FST	42	50		21	452
TOTALS	12,556			11,016	236,734

\*\* 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	

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BASE TAXABLE VALUE		1,049,690	
TOTAL JUST VALUE		1,049,690	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,048,006	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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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,

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\$.	

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				1,500	
12	0169	FENCE/WOOD	0	0	0	0		1.00	UT	0.00				500	
13	0040	BARN, POLE	0	0	80	50		4,000.00	UT	7.00				28,000	
14	0296	SHED METAL	0	0	45	20		900.00	UT	5.00				4,500	

LAND DESCRIPTION															TOTAL OB/XF										34,500				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					