

COMM 361.31 FT S OF COR OF
 NW1/4 OF SW1/4 AT C/L SR-247,
 RUN 11.82 FT, SE 50 FT TO S

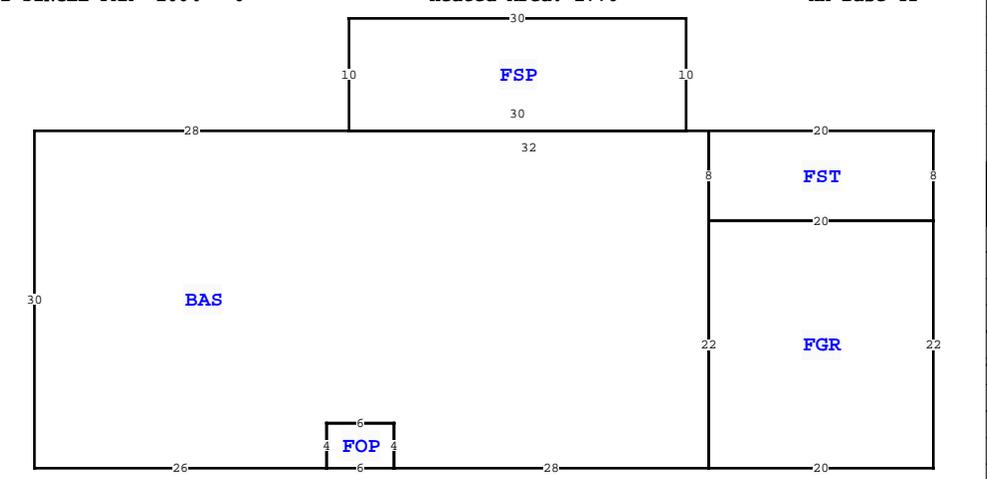
PARNEL SARA
 PO BOX 1075
 LAKE CITY, FL 32056

2026

01-4S-16-02678-002

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,233	111.3560	126.95	283,479	1972	1972	0	0	35.00	65.00



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		06	1416.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,776	100		1,776	146,551
FGR	440	55		242	19,969
FOP	24	30		7	578
FSP	300	40		120	9,902
FST	160	55		88	7,262
TOTALS	2,700			2,233	184,261

244 SW QUAIL HEIGHTS TER, LAKE CITY

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	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	

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	DPH 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			0.00	0.00	1.00	LT		1.00	1.00	0.90	22,500.00	20,250.00	20,250							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			184,261
TOTAL MARKET OB/XF VALUE			1,450
TOTAL LAND VALUE - MARKET			20,250
TOTAL MARKET VALUE			205,961
SOH/AGL Deduction			93,256
ASSESSED VALUE			112,705
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			61,294
TOTAL JUST VALUE			205,961
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			202,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1069/0745	12/21/2005	QC	Q	I	01	100
GRANTOR: ARTHUR W COWARD						
GRANTEE: SARA PARNEL						
0700/0800	11/01/1989	WD	Q	I		65,000
GRANTOR: MORGAN						
GRANTEE: COWARD						

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP= W30 S10 BAS= W28 S30 E26 FOP= E6 N4 W6 S4\$ N4 E6 S4 E28FGR= E20 N22 W20 S22\$ N22FST= E20 N8 W20 S8\$N8 W32\$ E30 N10\$.	