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

2027

01-4S-16-02678-002

BUILDING CHARACTERISTICS

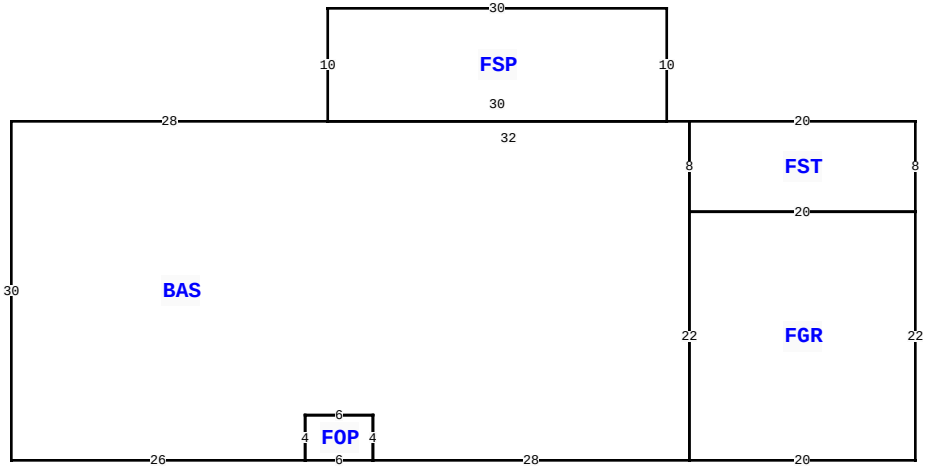
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,776	100		1,776	141,402
FGR	440	55		242	19,268
FOP	24	30		7	557
FSP	300	40		120	9,554
FST	160	55		88	7,006
TOTALS	2,700			2,233	177,788

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	122.49	273,520	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1776 HX Base Yr



244 SW QUAIL HEIGHTS TER, 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	177,788
TOTAL MARKET OB/XF VALUE	1,450
TOTAL LAND VALUE - MARKET	20,250
TOTAL MARKET VALUE	199,488
SOH/AGL Deduction	83,402
ASSESSED VALUE	116,086
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	64,675
TOTAL JUST VALUE	199,488
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$.

LAND DESCRIPTION

TOTAL OB/XF 1,450

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

REVIEW DATE 08/22/2023 BY JB Total Acres: 0.44 Total Land Value: 20,250 Market: 0 Agricultural: 0 Common: 20,250 PRINTED 11/16/2026 BY SYS