

COMM NW COR OF NW1/4 OF SW1/4,
 RUN S 433.09 FT TO S R/W OF
 SR-247, NE ALONG R/W 168 FT,

BAILEY NICOLE/BAILEY RANDALL
 266 SW QUAIL HEIGHTS TERR
 LAKE CITY, FL 32025

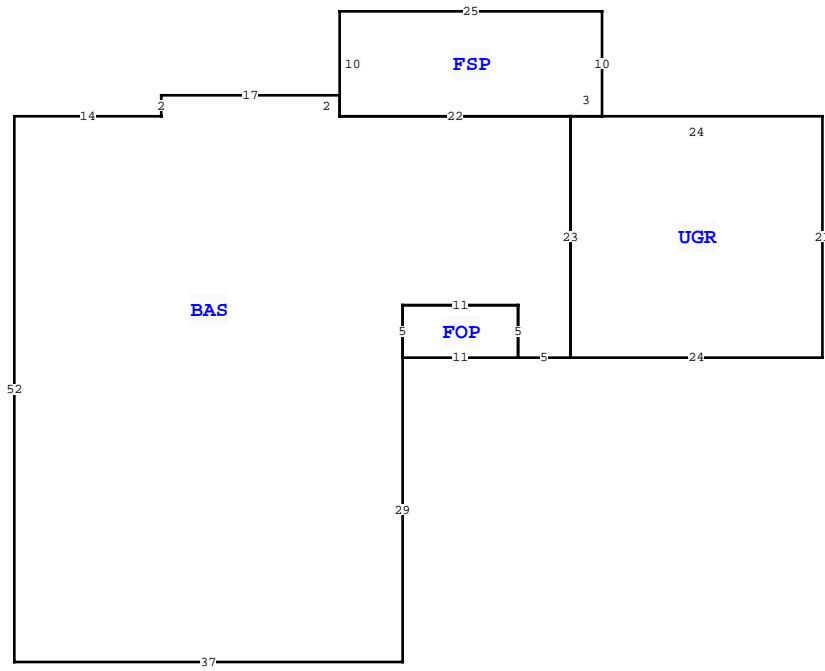
2026

01-4S-16-02678-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
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 Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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
BAS	2,271	100	
FOP	55	30	
FSP	250	40	
UGR	552	45	
TOTALS	3,128		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2014								
Heated Area: 2271						HX Base Yr 2014					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			214,350
TOTAL MARKET OB/XF VALUE			23,960
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			260,810
SOH/AGL Deduction			106,131
ASSESSED VALUE			154,679
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			103,268
TOTAL JUST VALUE			260,810
NCON VALUE			20,610
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053719	Swimming Pool and	61,300	07/31/2025
000049507	Roof Replacement	19,000	03/26/2024
41016	ELECTRICAL		12/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1257/0084	6/21/2013	TR	U	I	19	140,000
GRANTOR: FLORIDA GOOD FAITH MA						
GRANTEE: NICOLE & RANDALL BA						
1240/1627	8/28/2012	WD	U	I	11	100
GRANTOR: RUSSELL ROCCO						
GRANTEE: FLORIDA LIMITED LIA						

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	0	1.00	UT	0.00	0.00	100	0	0	3	100	950	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
4	0280	POOL R/CON	0	100	12	22	264.00	UT	70.00	70.00	100	2026	2025		98	18,110	
5	0080	DECKING	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

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	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							