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

2027

01-4S-16-02678-005

BUILDING CHARACTERISTICS

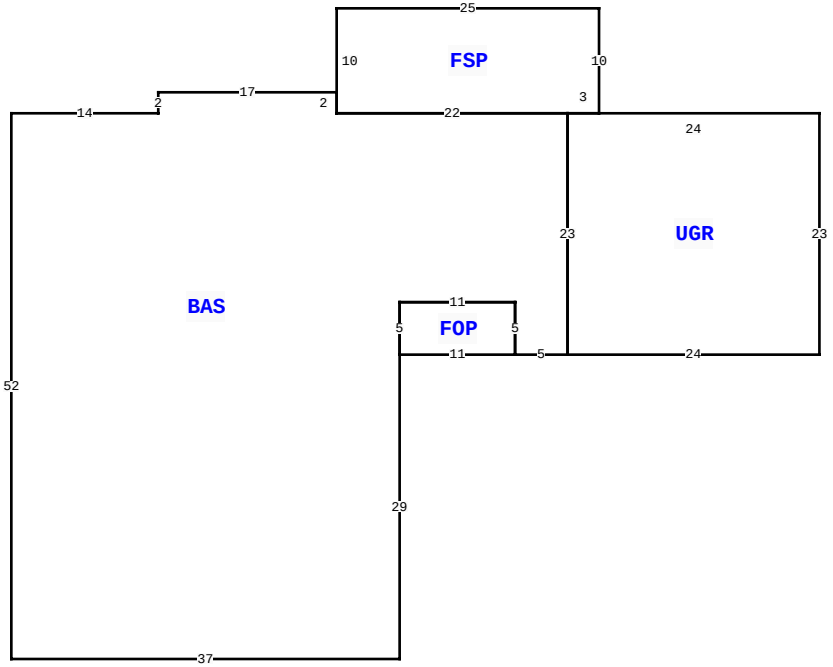
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,271	100		2,271	181,448
FOP	55	30		16	1,279
FSP	250	40		100	7,990
UGR	552	45		248	19,815
TOTALS	3,128			2,635	210,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,635	111.7440	122.92	323,894	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 2271 HX Base Yr 2014



266 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	210,531
TOTAL MARKET OB/XF VALUE	23,960
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	256,991
SOH/AGL Deduction	97,672
ASSESSED VALUE	159,319
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	107,908
TOTAL JUST VALUE	256,991
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,810

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S2 W14 S52 E37 N29 FOP= E11 N5 W11 S5$ N5 E11 S5 E5
UGR= E24 N23 W24 S23$ N23 FSP= E3 N10 W25 S10 E22 $W22 N2$.

LAND DESCRIPTION

TOTAL OB/XF 23,960

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	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							

REVIEW DATE 03/09/2026 BY robin Total Acres: 0.41 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS