

COMM NW COR SW1/4, RUN S
1353.03 FT TO NW COR OF SW1/4
OF SW1/4, E 872.82 FT TO E

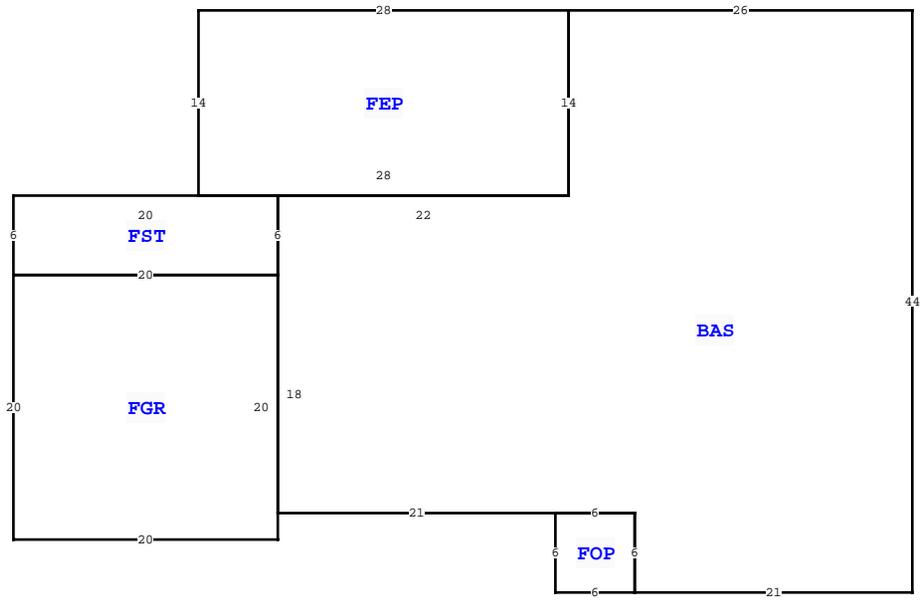
AFFRON FARY/AFFRON SHIRLEY
395 SW QUAIL HEIGHTS TER
LAKE CITY, FL 32025

2026

01-4S-16-02678-006

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,253	124.3242	141.73	319,318	1975	1985	0	0	35.00	65.00
1 SINGLE FAM 100% - 2024 Heated Area: 1642 HX Base Yr 2024											



Quality	
DOR CODE	MAP NUM
06 06	06
0100	SINGLE FAMILY
1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,642	100		1,642	151,269
FEP	392	80		314	28,927
FGR	400	55		220	20,268
FOP	36	30		11	1,013
FST	120	55		66	6,080
TOTALS	2,590			2,253	207,557

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	700	
2	0258	PATIO	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0296	SHED METAL	0	100	10	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
5	0280	POOL R/CON	0	100	10	340.00	UT	70.00	70.00	100	2004	2004	3	43	10,234	

LAND DESCRIPTION	
L N	USE CODE
1	0140

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		207,557	
TOTAL MARKET OB/XF VALUE		12,334	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		244,891	
SOH/AGL Deduction		4,042	
ASSESSED VALUE		240,849	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		189,438	
TOTAL JUST VALUE		244,891	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		239,696	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21942	POOL	130	06/08/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/928	12/16/2020	WD	Q	I	01	199,000
GRANTOR: POOLE JOHN & BETH						
GRANTEE: AFFRON FARY						
1238/2038	7/17/2012	WD	Q	I	01	152,500
GRANTOR: DENNIS L & DIANA P RE						
GRANTEE: JOHN & BETH POOLE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W26 S14 W22 S6 S18 E21 E6 S6 E21 N44 \$	
FGR=[ORIG=-48,20] W20 S20 E20 N20 \$	
FEP=[ORIG=-26,0] W28 S14 E28 N14 \$	
FST=[ORIG=-48,14] W20 S6 E20 N6 \$	
FOP=[ORIG=-27,38] S6 E6 N6 W6 \$	