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

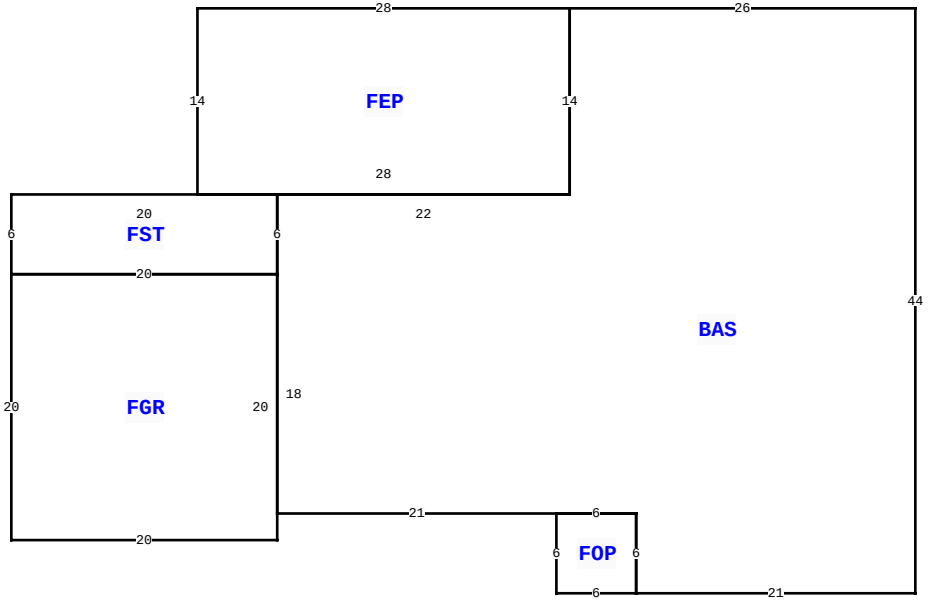
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
Quality	06	06
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	1,642	100		1,642	148,611
FEP	392	80		314	28,419
FGR	400	55		220	19,911
FOP	36	30		11	996
FST	120	55		66	5,974
TOTALS	2,590			2,253	203,910

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	139.24	313,708	1975	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1642 HX Base Yr 2024



395 SW QUAIL HEIGHTS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	700	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
5	0280	POOL R/CON	0	100	10	34	340.00	UT	70.00	70.00	100	2004	2004	3	43	10,234	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		203,910
TOTAL MARKET OB/XF VALUE		12,334
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		241,244
SOH/AGL Deduction		395
ASSESSED VALUE		240,849
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		189,438
TOTAL JUST VALUE		241,244
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 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,334

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

REVIEW DATE 08/22/2023 BY JB Total Acres: 0.49 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 06/23/2026 BY SYS