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

PENNINGTON HUBERT NOEL/PENNINGTON CLEO CAROL
421 SW QUAIL HEIGHTS TER
LAKE CITY, FL 32025

**2026**

**01-4S-16-02678-007**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

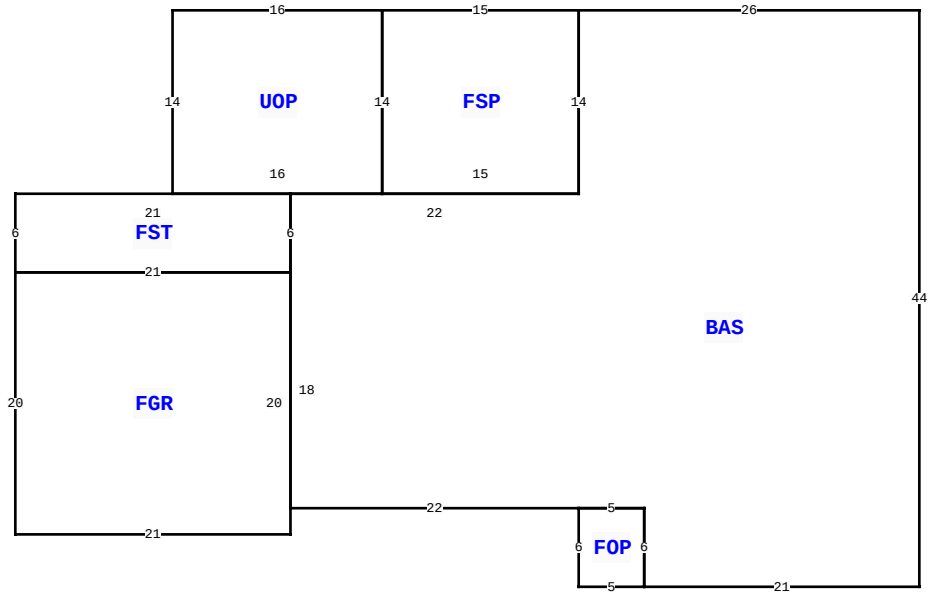
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR 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 | 1,642 | 100 | | 1,642 | 179,026 |
| FGR | 420 | 55 | | 231 | 25,186 |
| FOP | 30 | 30 | | 9 | 981 |
| FSP | 210 | 40 | | 84 | 9,159 |
| FST | 126 | 55 | | 69 | 7,523 |
| UOP | 224 | 20 | | 45 | 4,906 |
| TOTALS | 2,652 | | | 2,080 | 226,782 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,080 | 112.5200 | 128.27 | 266,802 | 1975 | 2010 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SINGLE FAM 100% - 2020 Heated Area: 1642 HX Base Yr 2020




421 SW QUAIL HEIGHTS TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 226,782 |
| TOTAL MARKET OB/XF VALUE | | 2,540 |
| TOTAL LAND VALUE - MARKET | | 22,500 |
| TOTAL MARKET VALUE | | 251,822 |
| SOH/AGL Deduction | | 70,506 |
| ASSESSED VALUE | | 181,316 |
| TOTAL EXEMPTION VALUE | HX HB SX | 101,411 |
| BASE TAXABLE VALUE | | 79,905 |
| TOTAL JUST VALUE | | 251,822 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 250,465 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1376/0511 | 1/11/2019 | WD | U | I | 11 | 100 |
| GRANTOR: ROGER W & LISA P NEWB | | | | | | |
| GRANTEE: HUBERT NOEL & CLEO | | | | | | |
| 1376/0507 | 1/11/2019 | WD | Q | I | 01 | 165,900 |
| GRANTOR: GERALD D CURTIS & JOA | | | | | | |
| GRANTEE: ROGER W & LISA P NE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W26 FSP= W15 UOP= W16 S14 E16 N14$ S14 E15 N14$ S14 W22
FST= W21 S6 E21 N6$ S6 FGR= W21 S20 E21 N20$ S18 E22 FOP= S6
E5 N6 W5$ E5 S6 E21 N44$.

## 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 | 0296 | SHED METAL | 0 | 100 | 10 | 16 | 160.00 | UT | 5.00 | 5.00 | 75 | 1993 | 1993 | 3 | 75 | 600 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 6 | 8 | 48.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 240 | |
| 5 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,540

| 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 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |

REVIEW DATE 08/22/2023 BY KS Total Acres: 0.43 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/08/2026 BY SYS