COMM NW COR OF SW1/4, RUN S 1353
OF SW1/4 OF SW1/4, RUN E 872.82
E LINE OF QUAIL HEIGHTS BLVD FOR

JOHNSON JENNIFER NICOLE/JOHNSON MARCUS
371 SW QUAIL HEIGHTS TER
LAKE CITY, FL 32025

2027

01-4S-16-02678-008

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	04	PLYWOOD 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

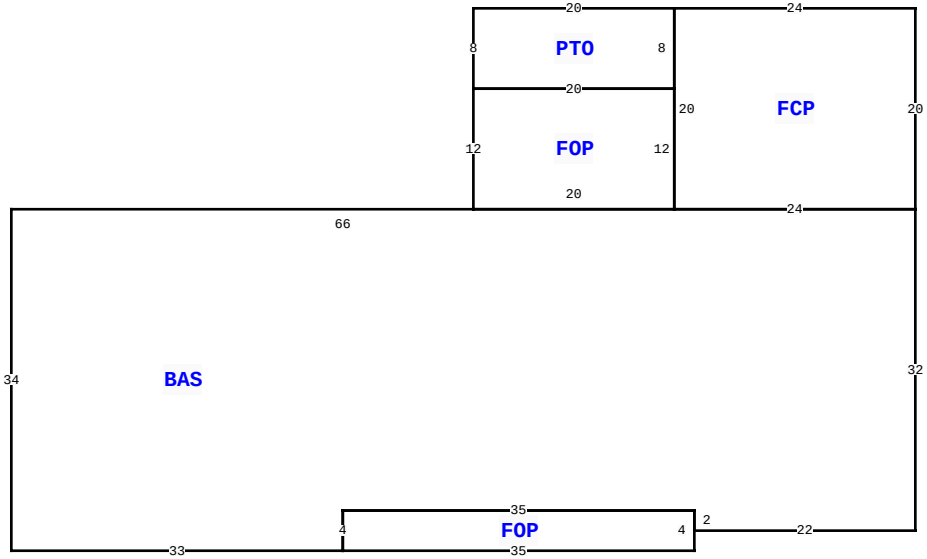
NEIGHBORHOOD/LOC 1416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,876	100		2,876	233,531
FCP	480	25		120	9,744
FOP	140	30		42	3,410
FOP	240	30		72	5,846
PTO	160	5		8	650
TOTALS	3,896			3,118	253,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,118	105.4500	116.00	361,688	1973	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2025 Heated Area: 2876 HX Base Yr 2025



371 SW QUAIL HEIGHTS TER, LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE 04/14/2026 MLU

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	70	1993	1993	3	70	840	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	622	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		253,182
TOTAL MARKET OB/XF VALUE		2,662
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		280,844
SOH/AGL Deduction		0
ASSESSED VALUE		280,844
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		229,433
TOTAL JUST VALUE		280,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047732	Roof Replacement	19,990	07/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/717	8/14/2024	QC	U	I	11	100
GRANTOR: JOHNSON JENNIFER NICO						
GRANTEE: JOHNSON JENNIFER NI						
1521/737	8/09/2024	WD	Q	I	01	355,000
GRANTOR: SAMSUM LLC						
GRANTEE: JOHNSON JENNIFER NI						

BUILDING NOTES

BUILDING DIMENSIONS

FCP= N20 W24 S20 E24$ BAS= W24 FOP= N12 PTO= N8 W20 S8 E20$ W20 S12 E20$ W66 S34 E33 FOP= E35 N4 W35 S4$ N4 E35 S2 E22 N32$.

LAND DESCRIPTION

TOTAL OB/XF 2,662

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 12/16/2024 BY TP Total Acres: 0.57 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS