

COMM NW COR OF SW1/4, RUN S 1353
OF SW1/4 OF SW1/4, RUN E 872.82
QUAIL HEIGHTS BLVD, SE'LY ALONG

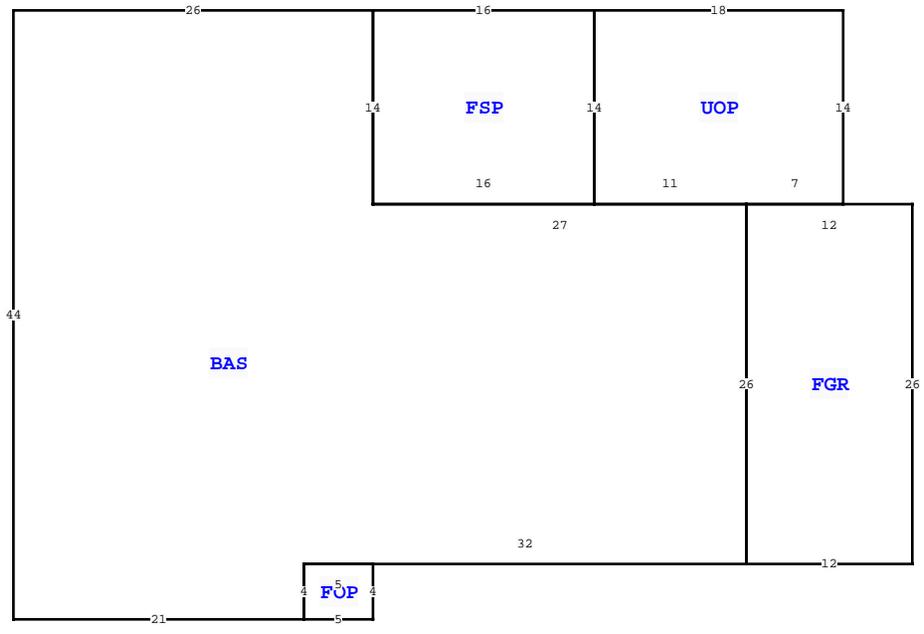
WALLS ANGELA V
469 SW QUAIL HEIGHTS TER
LAKE CITY, FL 32025

2026

01-4S-16-02678-010
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
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
BAS	1,826	100	
FGR	312	55	
FOP	20	30	
FSP	224	40	
UOP	252	20	
TOTALS	2,634		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 1999								
Heated Area: 1826										HX Base Yr 1999	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		175,371	
TOTAL MARKET OB/XF VALUE		2,525	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		202,896	
SOH/AGL Deduction		93,524	
ASSESSED VALUE		109,372	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		57,961	
TOTAL JUST VALUE		202,896	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		197,316	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/1062	3/24/2022	QC	U	I	11	100
GRANTOR: WALLS ANGELA V FKA AN						
GRANTEE: WALLS ANGELA V						
0976/1176	1/27/2011	QC	U	I	11	100
GRANTOR: ANGELA V HERRING						
GRANTEE: ANGELA V TUCKER						

EXTRA FEATURES		469 SW QUAIL HEIGHTS TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0190	FPLC PF	1,200.00
3	0296	SHED METAL	5.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W26 S44 E21 FOP= E5 N4 W5 S4\$ N4 E32 FGR= E12 N26 W12 S26\$ N26 UOP= E7 N14 W18 FSP= W16 S14 E16 N14\$ S14 E11\$ W27 N14\$.	

LAND DESCRIPTION										TOTAL OB/XF										2,525				
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							