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

SYMONS MICHAEL
800 LUGO AVE
CORAL GABLES, FL 33156

2027

01-4S-16-02678-011

BUILDING CHARACTERISTICS

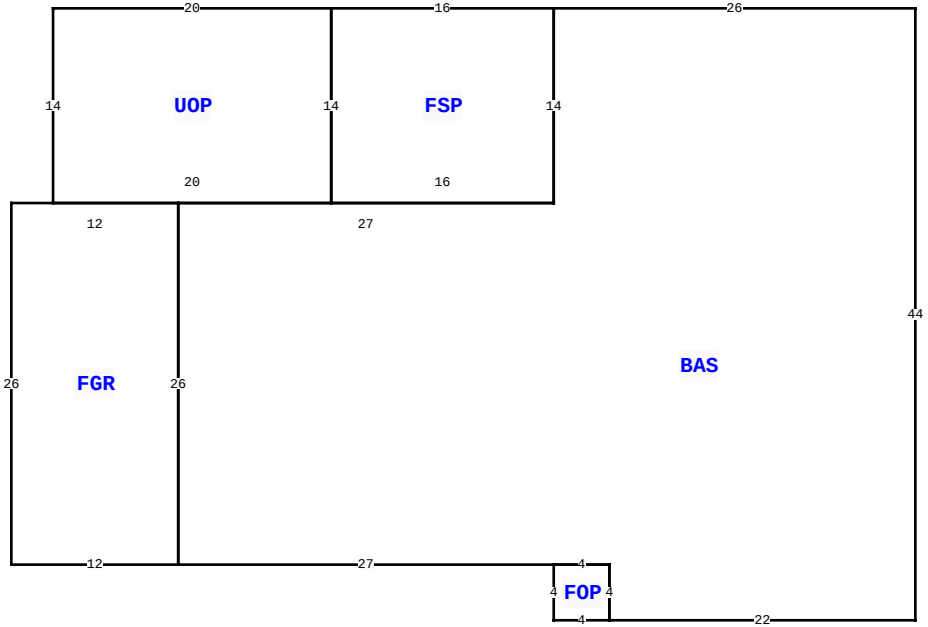
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,830	100		1,830	180,854
FGR	312	55		172	16,998
FOP	16	30		5	494
FSP	224	40		90	8,894
UOP	280	20		56	5,534
TOTALS	2,662			2,153	212,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,153	119.7900	131.77	283,701	1977	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2024 Heated Area: 1830 HX Base Yr 2024



493 SW QUAIL HEIGHTS TER, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	1993	1993	3	100	600	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		212,776
TOTAL MARKET OB/XF VALUE		4,150
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		239,426
SOH/AGL Deduction		0
ASSESSED VALUE		239,426
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		183,015
TOTAL JUST VALUE		239,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052871	Roof Replacement	13,698	04/10/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/298	3/02/2026	WD	Q	I	01	290,000
GRANTOR: HUBBERT ANTHONY RAMON						
GRANTEE: SYMONS MICHAEL						
1461/847	2/23/2022	WD	Q	I	01	264,900
GRANTOR: MCGINNIS KEVIN K						
GRANTEE: HUBBERT ANTHONY RAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= W16 UOP= W20 S14 E20 N14$ S14 E16 N14$ S14 W27
FGR= W12 S26 E12N26$ S26 E27 FOP= S4 E4 N4 W4$ E4 S4 E22
N44$.

LAND DESCRIPTION

TOTAL OB/XF 4,150

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 05/29/2026 BY TP Total Acres: 0.44 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS