COMM NW COR OF SW1/4, RUN S 1353
OF SW1/4 OF SW1/4,E 872.82 FT TO
HEIGHTS BLVD, SE ALONG BLVD, 291

STLWFAR FOUNDATION CORPORATION
PO BOX 801
LAKE CITY, FL 32056

2027

01-4S-16-02678-012

BUILDING CHARACTERISTICS

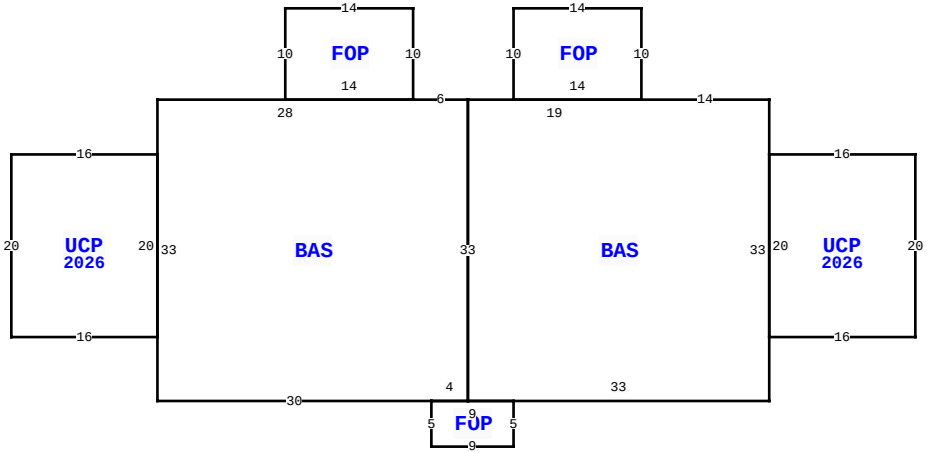
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
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	1,089	100		1,089	77,183
BAS	1,122	100		1,122	79,522
FOP	45	30		14	993
FOP	140	30		42	2,977
FOP	140	30		42	2,977
UCP	320	20	2026	64	4,536
UCP	320	20	2026	64	4,536
TOTALS	3,176			2,437	172,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,437	116.3760	101.25	246,746	1978	1995	0	0	0	30.00	70.00

1 DUPLEX 0% - 2026 Heated Area: 2211 HX Base Yr



445 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,250	
2	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	75	1993	1993	3	75	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	172,722
TOTAL MARKET OB/XF VALUE	1,550
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	199,272
SOH/AGL Deduction	0
ASSESSED VALUE	199,272
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,272
TOTAL JUST VALUE	199,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,272

SALE:2:1:

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/535	11/14/2025	WD	U	I	17	320,000
GRANTOR: MAIN BLVD RENTAL LLC						
GRANTEE: STLWFAR FOUNDATION						
1357/0793	3/29/2018	WD	U	I	30	475,000
GRANTOR: STEPHEN N KIRALY						
GRANTEE: MAIN BLVD RENTAL LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-33,0] W6 W28 S33 E30 E4 N33 $
BAS=[ORIG=0,0] W14 W19 S33 E33 N33 $
FOP=[ORIG=-14,0] N10 W14 S10 E14 $
FOP=[ORIG=-39,0] N10 W14 S10 E14 $
FOP=[ORIG=-37,33] S5 E9 N5 W9 $
UCP=[YR=2026;ORIG=-83,6] S20 E16 N20 W16 $
UCP=[YR=2026;ORIG=0,6] E16 S20 W16 N20 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,550

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	0300	C	MULTI-FAM	0			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: 0.53 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS