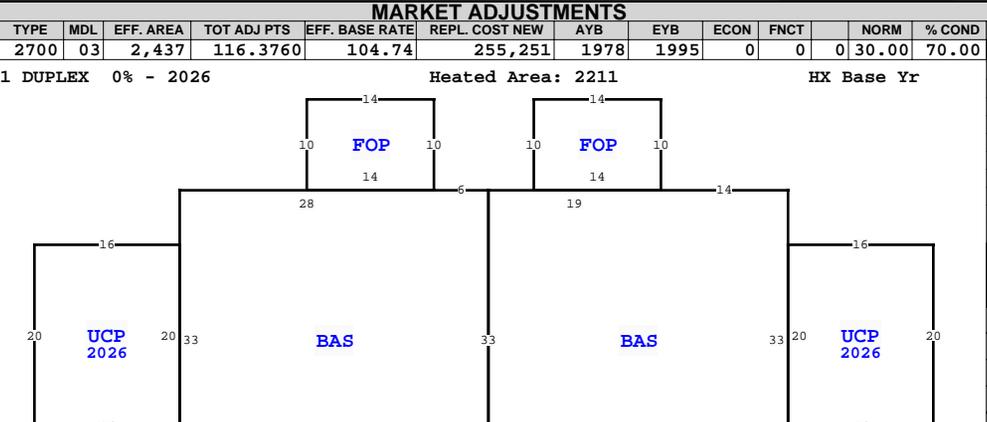


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	79,843
BAS	1,122	100		1,122	82,263
FOP	45	30		14	1,026
FOP	140	30		42	3,079
FOP	140	30		42	3,079
UCP	320	20	2026	64	4,692
UCP	320	20	2026	64	4,692
TOTALS	3,176			2,437	178,676

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

445 SW QUAIL HEIGHTS TER, LAKE CITY

EXTRA FEATURES																	
L N	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	

TOTAL OB/XF															1,550	
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LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY																								
VALUATION BY		STANDARD																						
Tax Group: 2		Tax Dist:																						
BUILDING MARKET VALUE		178,676																						
TOTAL MARKET OB/XF VALUE		1,550																						
TOTAL LAND VALUE - MARKET		25,000																						
TOTAL MARKET VALUE		205,226																						
SOH/AGL Deduction		0																						
ASSESSED VALUE		205,226																						
TOTAL EXEMPTION VALUE		0																						
BASE TAXABLE VALUE		205,226																						
TOTAL JUST VALUE		205,226																						
NCON VALUE		0																						
INCOME VALUE		0																						
PREVIOUS YEAR MKT VALUE		147,389																						

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														
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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 \$														