COMM NW COR OF SW1/4, RUN S
1353.03 FT TO NW COR OF SW1/4
OF SW1/4, E 771.80 FT, S

BOLEY FRANCES/BOLEY RENEE
450 SW QUAIL HEIGHTS TER
LAKE CITY, FL 32025

2027

01-4S-16-02678-014

BUILDING CHARACTERISTICS

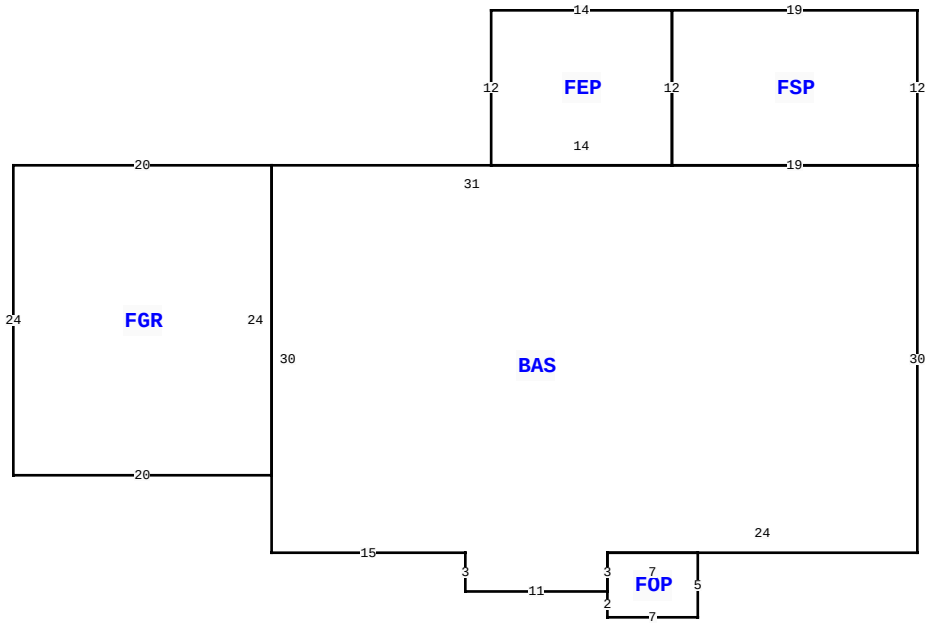
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,533	100		1,533	156,802
FEP	168	80		134	13,706
FGR	480	55		264	27,003
FOP	35	30		10	1,023
FSP	228	40		91	9,308
TOTALS	2,444			2,032	207,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,032	123.4530	135.80	275,946	2004	2004	0	0	0	24.68	75.32

1 SINGLE FAM 0% - 0 Heated Area: 1533 HX Base Yr



450 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	0296	SHED METAL	0	0	10	16	160.00	UT	5.00	5.00	100	2004	2004	3	100	800	
2	0166	CONC,PAVMT	0	0	0	0	1,442.00	UT	2.00	2.00	100	2004	2004	3	100	2,884	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	207,843
TOTAL MARKET OB/XF VALUE	4,184
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	237,027
SOH/AGL Deduction	0
ASSESSED VALUE	237,027
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,027
TOTAL JUST VALUE	237,027
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,807

SALE:2:1:

SALE:1:1:

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21488	SFR	465	02/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/1186	9/18/2017	WD	Q	I	01	157,500
GRANTOR: JACQUELINE D & KEVIN						
GRANTEE: FRANCES BOLEY & REN						
1219/2493	8/18/2011	QC	U	I	11	100
GRANTOR: JACQUELINE D HENRY						
GRANTEE: JACQUELINE D & KEVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FEP= N12 W14 S12 E14$ W31 FGR= W20 S24 E20 N24$ S 30 E15 S3 E11 FOP= S2 E7 N5 W7 S3$ N3 E24 N30$ FSP= N12 W19 S12 E19$.

LAND DESCRIPTION

TOTAL OB/XF 4,184

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 08/21/2023 BY JB Total Acres: 0.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS