

COMM AT NW COR OF SW1/4, S 1353.
OF SW1/4 OF SW1/4, E 872.82 FT T
QUAIL HEIGHTS BLVD, S ALONG QUAI

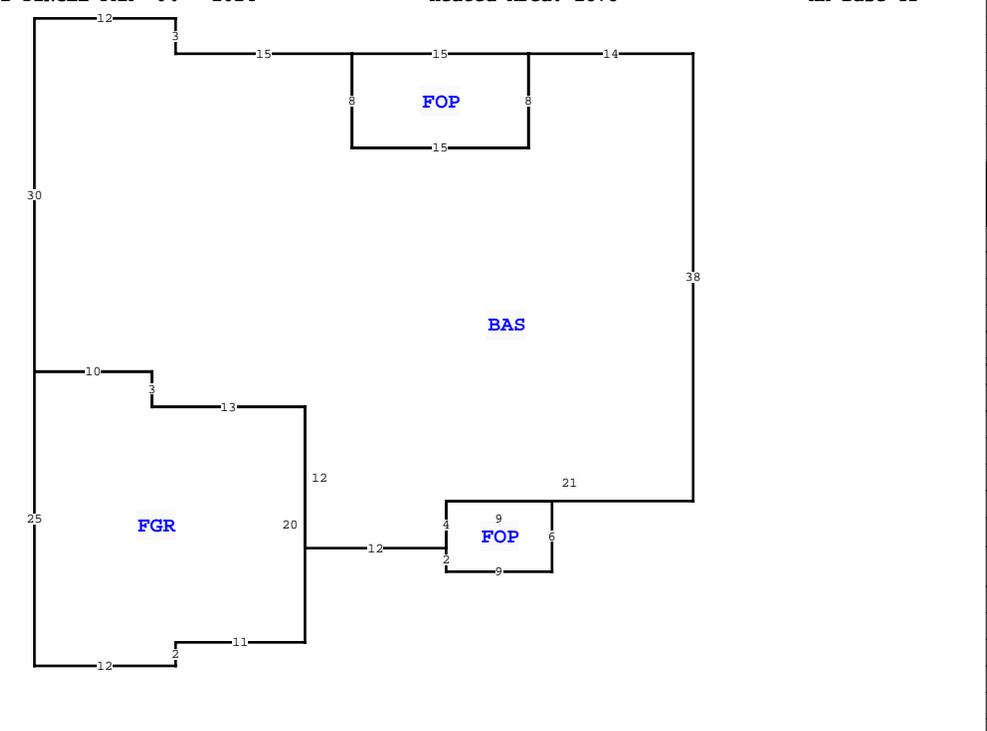
REESE STEVEN J
982 SW AVIATION AVE
PORT ST LUCIE, FL 34953

2026

01-4S-16-02678-015


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 15 | HARDTILE 80 |
| Interior Floor | 12 | HARDWOOD 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | |
| 0100 | 01 | 2,213 | 128.0400 | 145.97 | 323,032 | 2009 | 2009 | 0 | 0 | 0 | 16.00 | 84.00 | | |



| | | | | | |
|------------------|------------------|---------------|------|--------------|----------------------|
| Quality | 07 | 07 | | | |
| 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 | 1,878 | 100 | | 1,878 | 230,271 |
| FGR | 514 | 55 | | 283 | 34,700 |
| FOP | 54 | 30 | | 16 | 1,962 |
| FOP | 120 | 30 | | 36 | 4,414 |
| TOTALS | 2,566 | | | 2,213 | 271,347 |

541 SW QUAIL HEIGHTS TER, LAKE CITY

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

| 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 | 0296 | SHED METAL | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 2,200 | |
| 2 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |
| 3 | 0060 | CARPORT F | 0 | 0 | 20 | 1,000.00 | UT | 3.50 | 3.50 | 100 | 2017 | 2017 | 3 | 100 | 3,500 | |

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

| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 2 |
|---------------------------|--|-----------|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | STANDARD | | |
| Tax Group: 2 | | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 271,347 | |
| TOTAL MARKET OB/XF VALUE | | | 5,900 | |
| TOTAL LAND VALUE - MARKET | | | 25,000 | |
| TOTAL MARKET VALUE | | | 302,247 | |
| SOH/AGL Deduction | | | 0 | |
| ASSESSED VALUE | | | 302,247 | |
| TOTAL EXEMPTION VALUE | | | 0 | |
| BASE TAXABLE VALUE | | | 302,247 | |
| TOTAL JUST VALUE | | | 302,247 | |
| NCON VALUE | | | 0 | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | 298,142 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 26777 | SFR | 760 | 02/19/2008 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1496/716 | 7/27/2023 | PR | U | I | 19 | 100 |
| GRANTOR: BURNETT JAMES E | | | | | | |
| GRANTEE: REESE STEVEN J | | | | | | |
| 1182/2344 | 10/16/2009 | WD | Q | I | 01 | 149,000 |
| GRANTOR: BURBACK INVESTMENT GR | | | | | | |
| GRANTEE: JAMES E BURNETT | | | | | | |

| BUILDING NOTES |
|----------------|
| |

| BUILDING DIMENSIONS |
|--|
| BAS= W14 FOP= W15 S8 E15 N8\$ S8 W15 N8 W15 N3 W12 S30 FGR= S25 E12 N2 E11 N20 W13 N3 W10\$ E10 S3 E13 S12 E12 FOP= S2 E9 N6 W9 S4\$ N4 E21 N38\$. |