

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

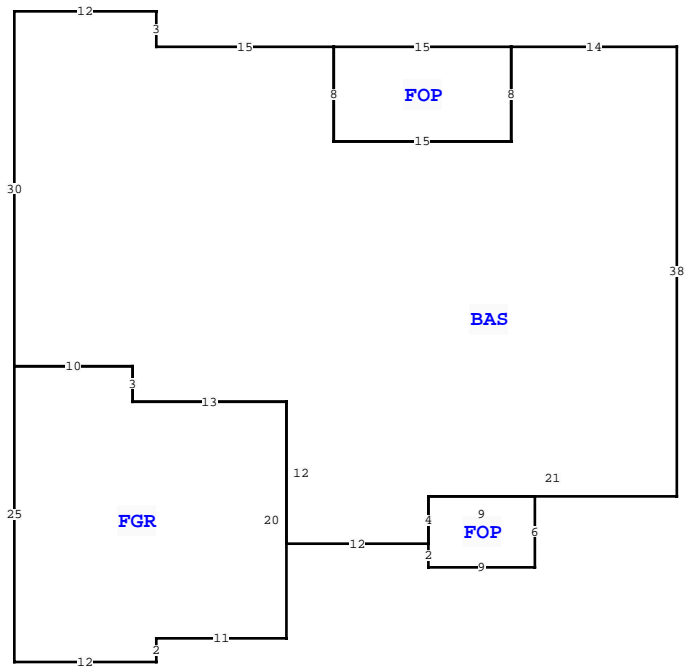
REESE STEVEN J
982 SW AVIATION AVE
PORT ST LUCIE, FL 34953

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	143.40	317,344	2009	2009	0	0	16.00	84.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1878 HX Base Yr													



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	226,216
FGR	514	55		283	34,089
FOP	54	30		16	1,927
FOP	120	30		36	4,336
TOTALS	2,566			2,213	266,569

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	

TOTAL OB/XF 5,900

LAND DESCRIPTION																								
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			266,569	
TOTAL MARKET OB/XF VALUE			5,900	
TOTAL LAND VALUE - MARKET			25,000	
TOTAL MARKET VALUE			297,469	
SOH/AGL Deduction			0	
ASSESSED VALUE			297,469	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			297,469	
TOTAL JUST VALUE			297,469	
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\$.