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

2027

01-4S-16-02678-015

BUILDING CHARACTERISTICS

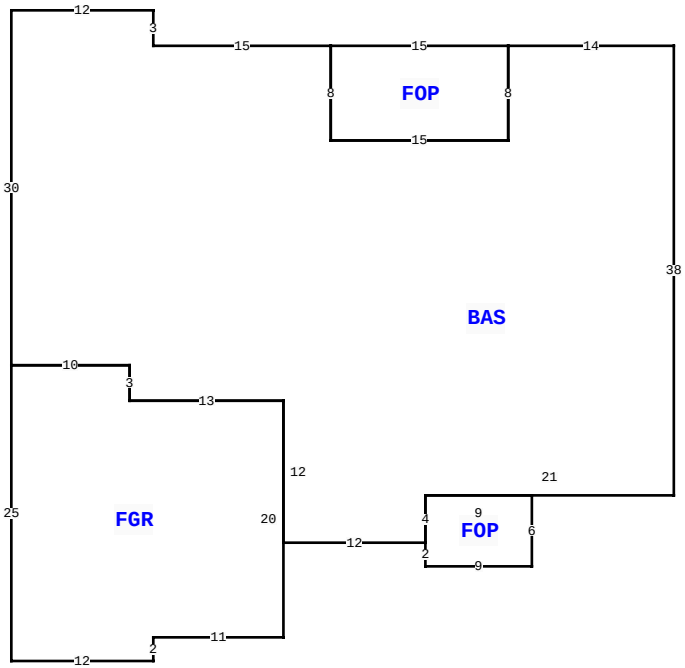
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	222,178
FGR	514	55		283	33,481
FOP	54	30		16	1,893
FOP	120	30		36	4,259
TOTALS	2,566			2,213	261,810

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	140.84	311,679	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 0% - 2024 Heated Area: 1878 HX Base Yr



541 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	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	0060	CARPORT F	0	0	20	50	1,000.00	UT	3.50	3.50	100	2017	2017	3	100	3,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	261,810
TOTAL MARKET OB/XF VALUE	5,900
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	292,710
SOH/AGL Deduction	0
ASSESSED VALUE	292,710
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,710
TOTAL JUST VALUE	292,710
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,469

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$.

LAND DESCRIPTION

TOTAL OB/XF 5,900

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 08/22/2023 BY JB Total Acres: 0.53 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS