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

LU HONG J/CAO QING R
602 NW FOREST MEADOW AVE
LAKE CITY, FL 32055

2027

01-4S-16-02678-016

BUILDING CHARACTERISTICS

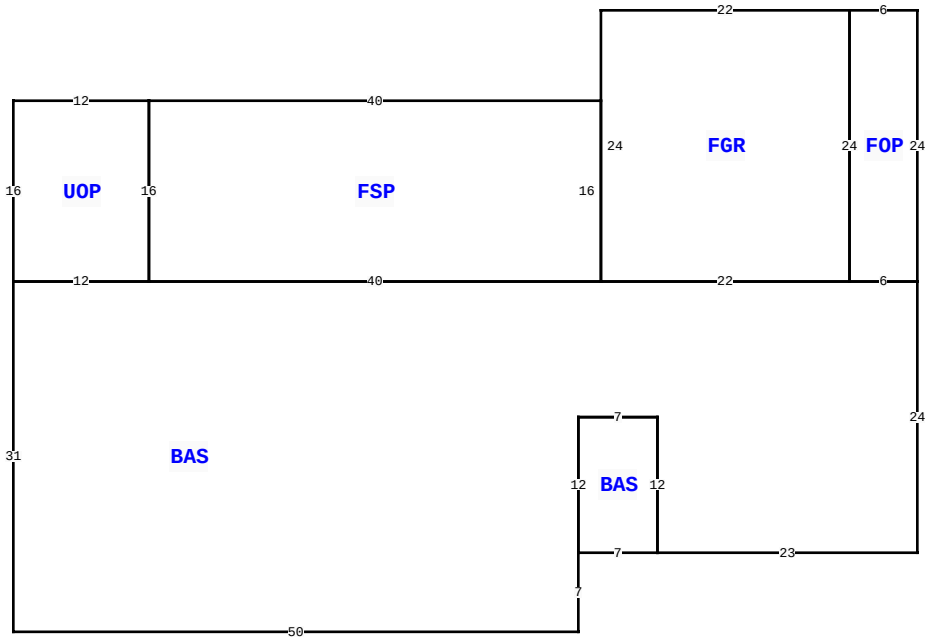
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	84	100		84	6,618
BAS	2,186	100		2,186	172,242
FGR	528	55		290	22,850
FOP	144	30		43	3,388
FSP	640	40		256	20,171
UOP	192	20		38	2,994
TOTALS	3,774			2,897	228,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,897	110.2000	121.22	351,174	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 2270 HX Base Yr



516 SW QUAIL HEIGHTS TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	228,263
TOTAL MARKET OB/XF VALUE	3,700
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	256,963
SOH/AGL Deduction	0
ASSESSED VALUE	256,963
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,963
TOTAL JUST VALUE	256,963
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/1486	9/11/2019	WD	U	I	12	140,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HONG J LU & QING R						
1386/1235	12/26/2018	WD	U	I	12	0
GRANTOR: SUNTRUST MORTGAGE INC						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S31 E50 N7 BAS= E7 N12 W7 S12$ N12 E7 S12 E23
N24FOP= N24 W6 S24 E6$ W6 FGR= N24 W22 S24 E22 $ W22 FSP= N16
W40 S16 E40$ W40 UOP= N16 W12 S16 E12$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,700

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: 0.46 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS