

COMM NW COR OF SW1/4, RUN S 1353
OF SW1/4 OF SW1/4, RUN E 771.80
256.19 FT, S 12 DEG W 101.70 FT,

KALINOWSKI LOU J/KALINOWSKI KELLY A
468 SW QUAIL HEIGHTS TER
LAKE CITY, FL 32025

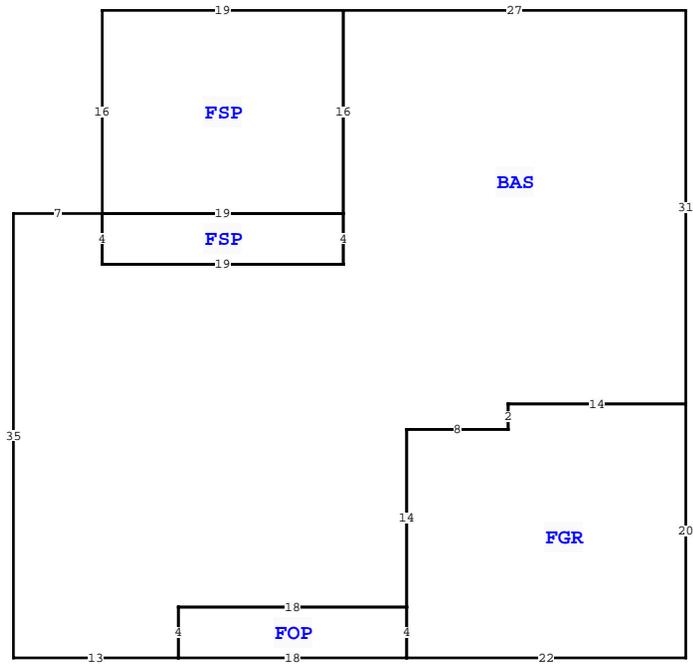
2026

01-4S-16-02678-022



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
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/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100% - 2024										Heated Area: 1715	HX Base Yr 2024



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,715	100		1,715	192,496
FGR	424	55		233	26,153
FOP	72	30		22	2,469
FSP	76	40		30	3,368
FSP	304	40		122	13,694
TOTALS	2,591			2,122	238,178

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		238,178	
TOTAL MARKET OB/XF VALUE		2,941	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		266,119	
SOH/AGL Deduction		1,956	
ASSESSED VALUE		264,163	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		212,752	
TOTAL JUST VALUE		266,119	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		262,188	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/1856	4/28/2022	WD	Q	I	01	267,000
GRANTOR: LANDWEHR JANICE						
GRANTEE: KALINOWSKI LOU J						
1459/238	2/09/2022	FJ	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: LANDWEHR JANICE						

EXTRA FEATURES														468 SW QUAIL HEIGHTS TER, LAKE CITY		
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	0166	CONC, PAVMT	0	100	0	1,658.00	UT	1.05	1.05	100	0	0	3	100	1,741	
2	0120	CLFENCE	4	0	100	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
3	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
4	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W27 FSP= W19 S16 E19 N16\$ S16 FSP= W19 S4 E19 N4\$ S4 W19 N4 W7 S35 E13 FOP= E18 N4 W18 S4\$ N4 E18 FGR= S4E22 N20 W14 S2 W8 S14\$ N14 E8 N2 E14 N31\$.	

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	DPH 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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							