

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

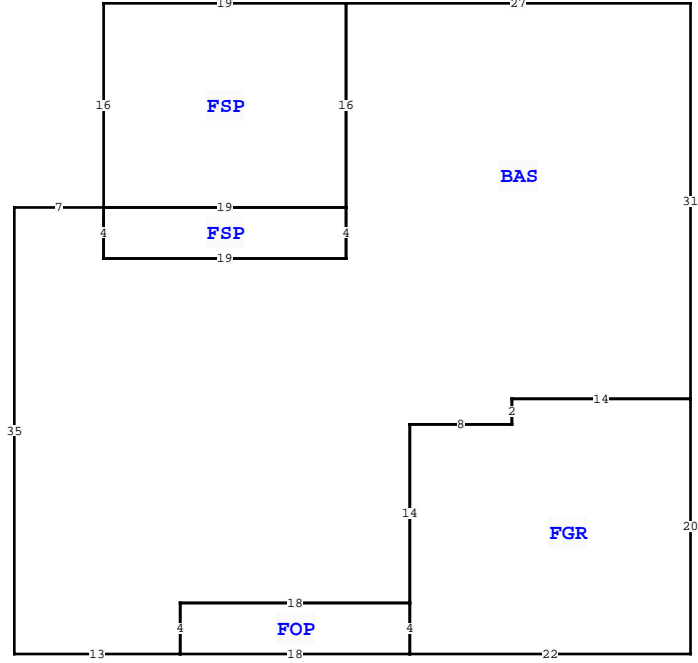
2026

01-4S-16-02678-022



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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

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



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	1,715	100		1,715	189,114
FGR	424	55		233	25,693
FOP	72	30		22	2,426
FSP	76	40		30	3,308
FSP	304	40		122	13,453
TOTALS	2,591			2,122	233,994

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			233,994
TOTAL MARKET OB/XF VALUE			2,941
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			261,935
SOH/AGL Deduction			0
ASSESSED VALUE			261,935
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			210,524
TOTAL JUST VALUE			261,935
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																
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	0	0	1.05	1.05	100	0	0	3	100	1,741	
2	0120	CLFENCE	4	0	100	0	0	0.00	0.00	100	2014	2014	3	100	800	
3	0294	SHED WOOD/	0	100	0	0	0	0.00	0.00	100	2014	2014	3	100	100	
4	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	2014	2014	3	100	300	

468 SW QUAIL HEIGHTS TER, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/14/2026
										INC DATE		AG DATE	MLU

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							