COMM NW COR OF SW1/4, RUN S
1353.03 FT, E 771.80 FT, SW
845.51 FOR POB, RUN SE 160 FT

LATHAM DOMINIQUE
540 SW QUAIL HEIGHTS TER
LAKE CITY, FL 32025

2026

01-4S-16-02678-024

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

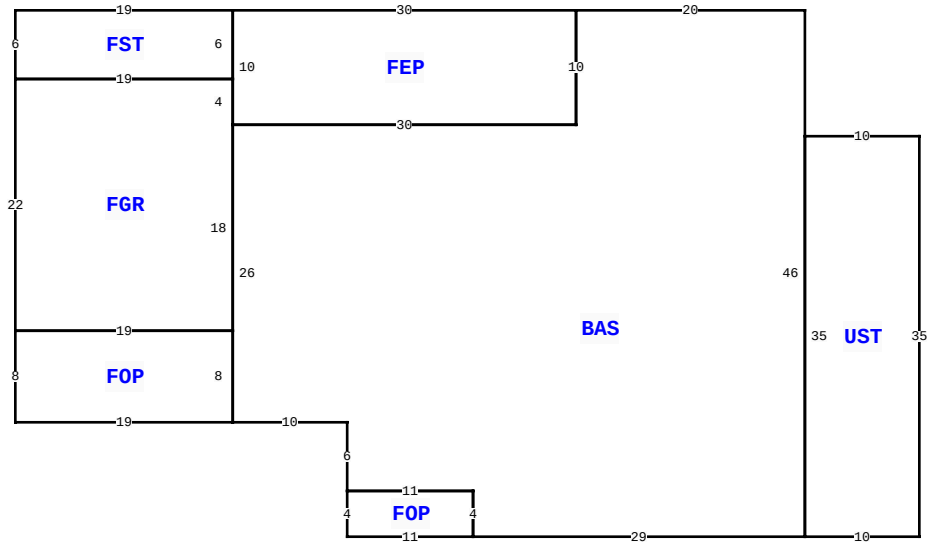
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	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	1,856	100		1,856	153,020
FEP	300	80		240	19,787
FGR	418	55		230	18,962
FOP	44	30		13	1,072
FOP	152	30		46	3,793
FST	114	55		63	5,194
UST	350	45		158	13,027
TOTALS	3,234			2,606	214,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,606	111.2640	126.84	330,545	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1856 HX Base Yr 2018



540 SW QUAIL HEIGHTS TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		214,854
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		241,054
SOH/AGL Deduction		107,217
ASSESSED VALUE		133,837
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		82,426
TOTAL JUST VALUE		241,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1342/2152	8/04/2017	WD	Q	I	01	169,900
GRANTOR: CAM REAL ESTATE XIV L						
GRANTEE: DOMINIQUE LATHAM						
1336/1433	5/08/2017	QC	U	I	11	100
GRANTOR: HMC ASSETS LLC						
GRANTEE: CAM REAL ESTATE XIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FEP= W30 FST= W19 S6 E19N6$ S10 E30 N10$ S10 W30FGR= N4 W19 S22 FOP= S8 E19 N8 W19$ E19 N18 $ S26 E10 S6 FOP= S4 E11 N4 W11$ E11 S4 E29 UST= E10 N35 W10 S35$ N46$.

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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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

REVIEW DATE 11/08/2018 BY KR Total Acres: 0.46 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 05/08/2026 BY SYS