

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

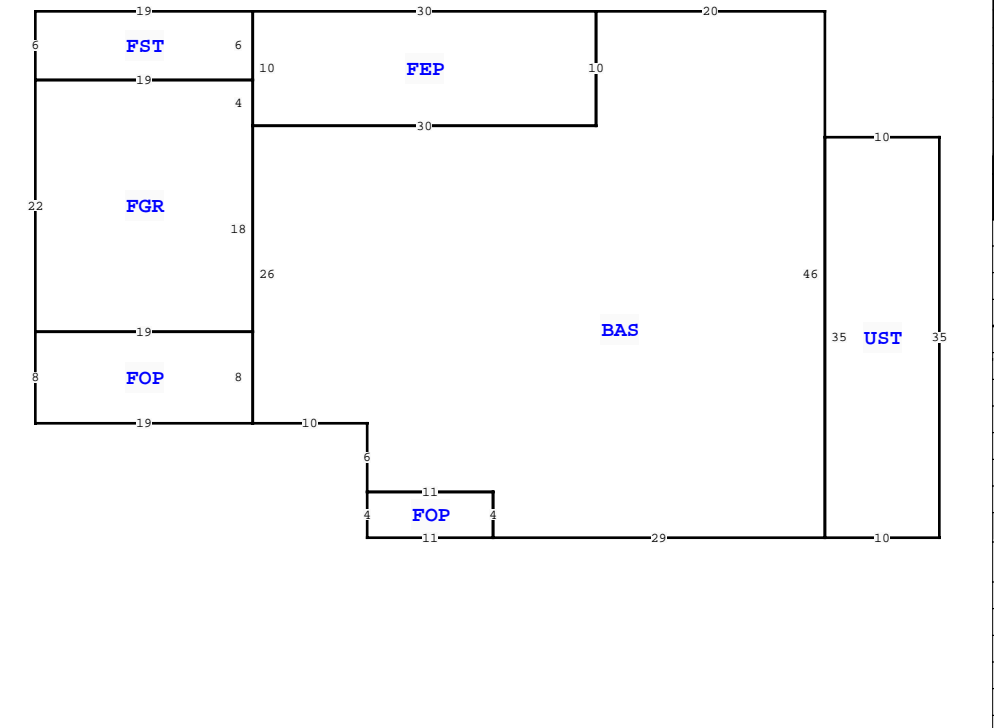
LATHAM DOMINIQUE  
540 SW QUAIL HEIGHTS TER  
LAKE CITY, FL 32025

**2026**

01-4S-16-02678-024  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,856	100	
FEP	300	80	
FGR	418	55	
FOP	44	30	
FOP	152	30	
FST	114	55	
UST	350	45	
TOTALS	3,234		
			2,606
			211,094

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	124.62	324,760	1984	1984	0	0	35.00	65.00



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

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

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		211,094	
TOTAL MARKET OB/XF VALUE		1,200	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		237,294	
SOH/AGL Deduction		103,457	
ASSESSED VALUE		133,837	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		82,426	
TOTAL JUST VALUE		237,294	
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	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\$.