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

**2027**

**01-4S-16-02678-024**

## BUILDING CHARACTERISTICS

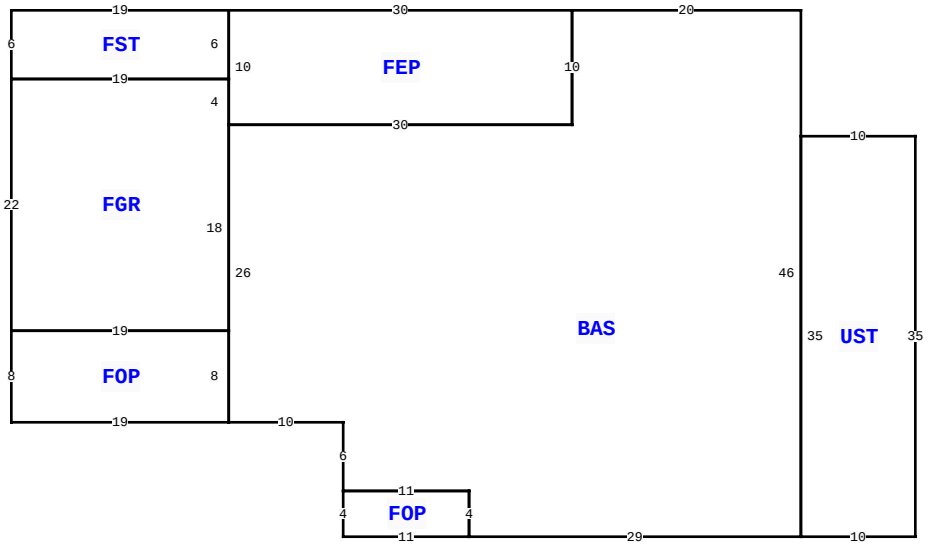
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 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 | 147,651 |
| FEP | 300 | 80 | | 240 | 19,093 |
| FGR | 418 | 55 | | 230 | 18,298 |
| FOP | 44 | 30 | | 13 | 1,034 |
| FOP | 152 | 30 | | 46 | 3,660 |
| FST | 114 | 55 | | 63 | 5,012 |
| UST | 350 | 45 | | 158 | 12,570 |
| TOTALS | 3,234 | | | 2,606 | 207,316 |

## 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 | 122.39 | 318,948 | 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 207,316 |
| TOTAL MARKET OB/XF VALUE | 1,200 |
| TOTAL LAND VALUE - MARKET | 25,000 |
| TOTAL MARKET VALUE | 233,516 |
| SOH/AGL Deduction | 95,664 |
| ASSESSED VALUE | 137,852 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 86,441 |
| TOTAL JUST VALUE | 233,516 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 237,294 |

| 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 11/16/2026 BY SYS