COMM NW COR OF SW1/4 OF SEC, RUN
771.80 FT FOR POB, CONT E 50 FT
HEIGHTS BLVD, SE ALONG R/W 229.5

KELLY CHRISTOPHER/KELLY DENISE
388 SW QUAIL HEIGHTS
LAKE CITY, FL 32025

2027

01-4S-16-02678-027

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

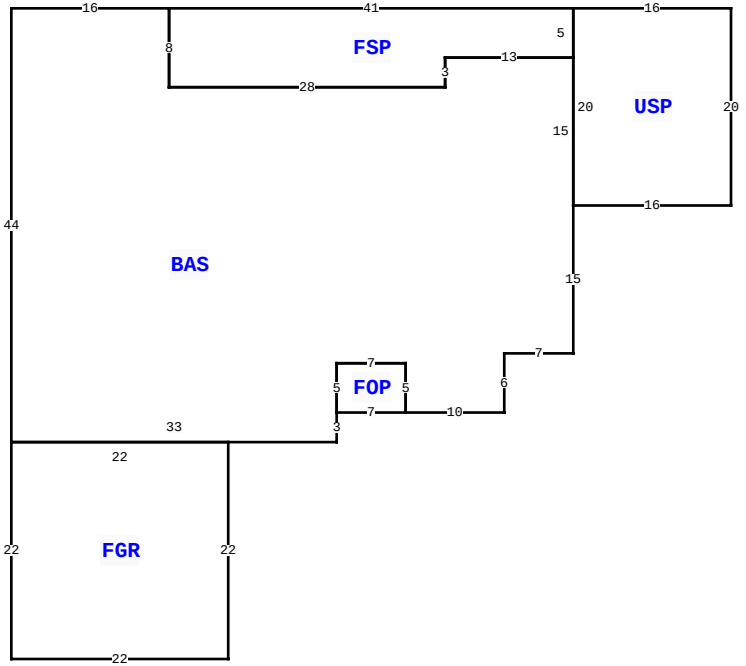
NEIGHBORHOOD/LOC 1416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,070	100		2,070	155,782
FGR	484	55		266	20,018
FOP	35	30		10	753
FSP	289	40		116	8,730
USP	320	35		112	8,429
TOTALS	3,198			2,574	193,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,574	105.2520	115.78	298,018	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 2070 HX Base Yr



388 SW QUAIL HEIGHTS TER, LAKE CITY

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

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1,331.00	UT	1.50	1.50	100	0	0	3	100	1,997	
3	0120	CLFENCE 4	0	0	0	0	240.00	UT	4.50	4.50	100	1993	1993	3	100	1,080	
4	0294	SHED WOOD/	0	0	0	12	144.00	UT	7.50	7.50	100	1993	1993	3	100	1,080	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	193,712
TOTAL MARKET OB/XF VALUE	7,857
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	226,569
SOH/AGL Deduction	0
ASSESSED VALUE	226,569
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	226,569
TOTAL JUST VALUE	226,569
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056954	Roof Replacement	16,745	11/13/2026
000056955	Roof Replacement	1,200	11/13/2026
000045440	Solar Power Syste	15,979	09/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/2000	11/09/2026	WD	Q	I	01	335,000
GRANTOR: TORTORICE JULIA						
GRANTEE: KELLY CHRISTOPHER						
0969/0912	12/06/2002	WD	Q	I		145,900
GRANTOR: CORPORATE TRANSFER SE						
GRANTEE: TIMOTHY TOTORICE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S44 FGR= S22 E22 N22 W22$ E33 N3 FOP= E7 N5 W7S5$ N5 E7 S5 E10 N6 E7 N15 USP= E16 N20 W16 S20$ N15 FSP= N5 W41 S8 E28 N3 E13$ W13 S3 W28 N8$.

LAND DESCRIPTION

TOTAL OB/XF 7,857

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 08/21/2023 BY JB Total Acres: 0.51 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/16/2026 BY SYS