LOT 7 BLOCK 1 QUAIL HEIGHTS S/D.
701-829, 703-071, 725-373, 838-2

PREPARED PROPERTY RENTALS LLC
312 SW SELLERS WAY
LAKE CITY, FL 32025

2027

01-4S-16-02709-007

BUILDING CHARACTERISTICS

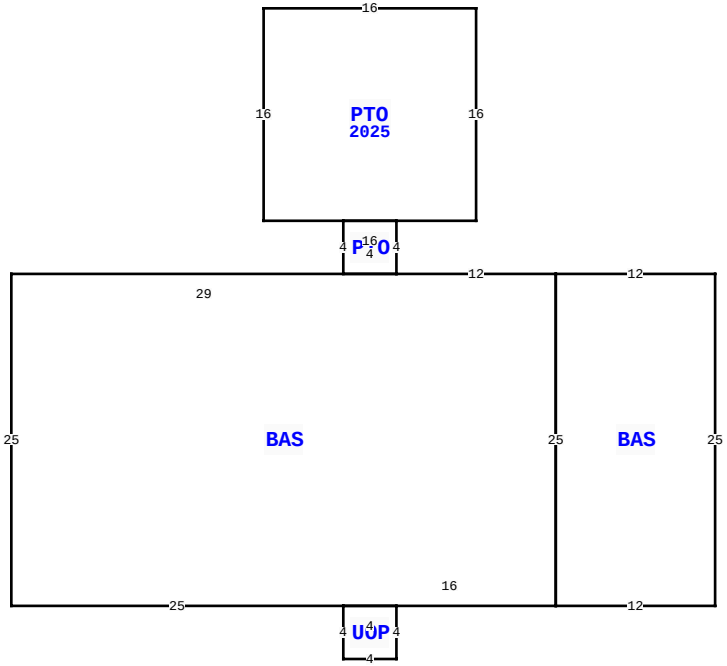
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	1416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	25,955
BAS	1,025	100		1,025	88,678
PTO	16	5		1	86
PTO	256	5	2025	13	1,125
UOP	16	20		3	259
TOTALS	1,613			1,342	116,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,342	121.0000	133.10	178,620	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1325 HX Base Yr



1799 SW LESLIE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0166	CONC,PAVMT	0	0	9	60	540.00	UT	1.40	1.40	100	0	0	3	100	756	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	116,103
TOTAL MARKET OB/XF VALUE	2,456
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	137,059
SOH/AGL Deduction	0
ASSESSED VALUE	137,059
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,059
TOTAL JUST VALUE	137,059
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,170

SALE:4:1:

SALE:3:1: LOT 7, BLOCK 1, QUAIL HEIGHTS

SALE:2:1: SOMETHING STRANGE GOING ON HERE

SALE:1:1: LOT 7 BLOCK 1 QUAIL HEIGHTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/2014	10/01/2024	WD	Q	I	01	182,500
GRANTOR: MCMURRY KELLY C						
GRANTEE: PREPARED PROPERTY R						
0948/0349	2/20/2002	CT	Q	I	01	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO HOME MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,6] W12 W29 S25 E25 E16 N25 $
BAS=[ORIG=0,31] E12 N25 W12 S25 $
PTO=[ORIG=-12,6] N4 W4 S4 E4 $
UOP=[ORIG=-16,31] S4 E4 N4 W4 $
PTO=[YR=2025;ORIG=-22,2] N16 E16 S16 W16 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,456

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	0100	C	SFR	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/29/2024 BY TP Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS