LOT 28 BLOCK 2 QUAIL HEIGHTS S/D

ORB 792-743, 799-1014, 812-1052,

PETERSON LEE A
331 NW KENSINGTON LN
LAKE CITY, FL 32055

2027

01-4S-16-02710-028

BUILDING CHARACTERISTICS

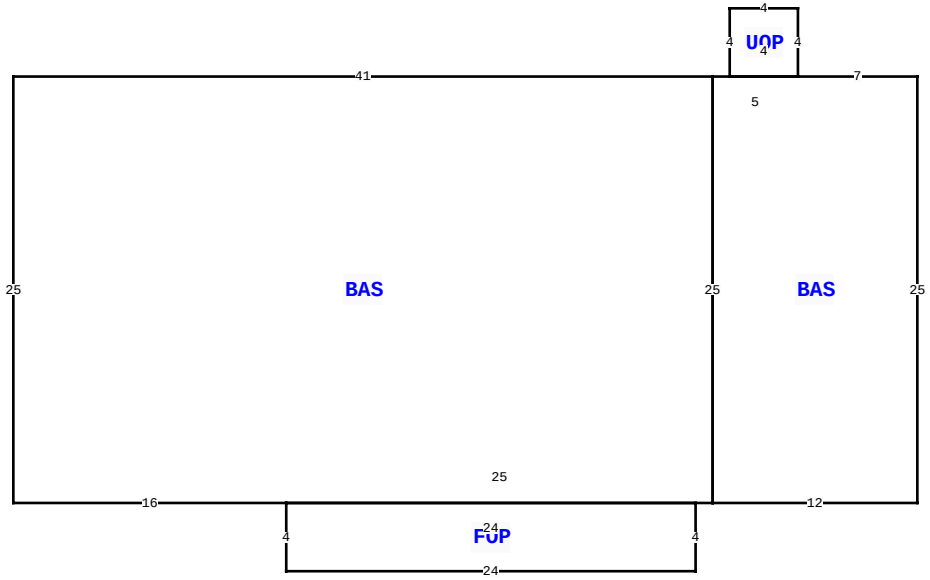
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	28,464
BAS	1,025	100		1,025	97,254
FOP	96	30		29	2,752
UOP	16	20		3	284
TOTALS	1,437			1,357	128,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,357	119.8000	131.78	178,825	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 0% - 2024 Heated Area: 1325 HX Base Yr



1854 SW JUDY 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	45	405.00	UT	1.50	1.50	100	1997	1997	3	100	608	
2	0296	SHED METAL	0	0	12	12	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,000	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	128,754
TOTAL MARKET OB/XF VALUE	2,408
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	149,662
SOH/AGL Deduction	0
ASSESSED VALUE	149,662
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,662
TOTAL JUST VALUE	149,662
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
855	SFR	208	11/25/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/0891	1/27/2020	WD	Q	I	01	118,900
GRANTOR: EUGENE E MARTIN						
GRANTEE: LEE A PETERSON						
0981/0625	4/17/2003	WD	Q	I		60,000
GRANTOR: DYLAN HUNT						
GRANTEE: EUGENE E MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S25 E16 FOP= S4 E24N4 W24$ E25 BAS= E12 N25 W7 UOP= N4 W4 S4 E4$ W5 S25 $ N25$.

LAND DESCRIPTION

TOTAL OB/XF 2,408

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 08/16/2023 BY JB Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS