LOT 17 PINE WIND ESTATES S/D UNI
661-193, 667-404, QC 1031-1492,

BULLOCK KIMBERLY LADONNA
549 SW QUAIL RIDGE CT
LAKE CITY, FL 32024

2027

11-5S-15-00431-217

BUILDING CHARACTERISTICS

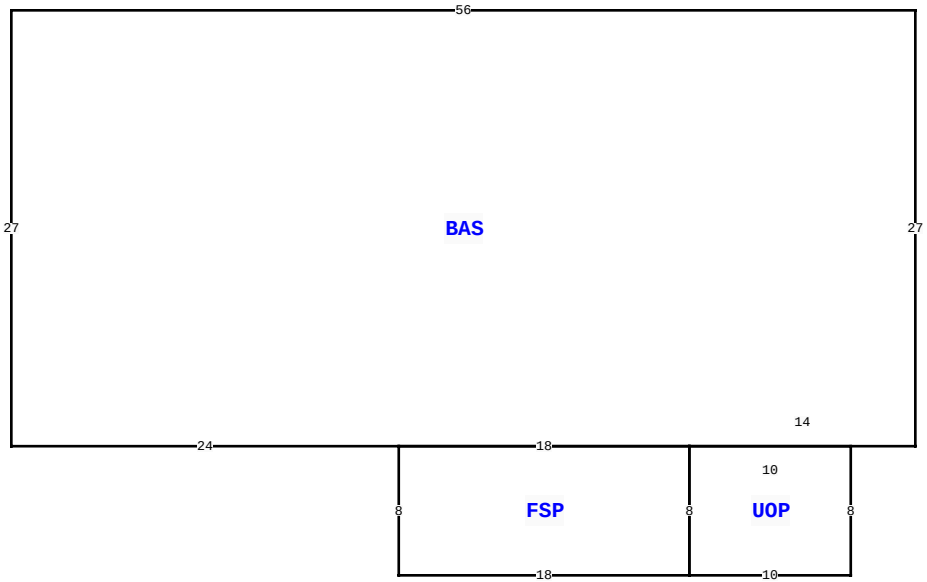
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11515.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	89,555
FSP	144	40		58	3,435
UOP	80	25		20	1,185
TOTALS	1,736			1,590	94,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,590	115.8000	107.69	171,227	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1512 HX Base Yr



549 SW QUAIL RIDGE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	94,175
TOTAL MARKET OB/XF VALUE	8,100
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	152,275
SOH/AGL Deduction	0
ASSESSED VALUE	152,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,275
TOTAL JUST VALUE	152,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17707	M H	125	12/04/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/364	4/03/2026	WD	Q	I	01	189,000
GRANTOR: 549 SW QUAIL RIDGE CO						
GRANTEE: BULLOCK KIMBERLY LA						
1560/553	12/23/2025	WD	U	I	37	90,700
GRANTOR: CAMPBELL MELISSA F/K/						
GRANTEE: 549 SW QUAIL RIDGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E24 FSP= S8 E18 N8 W18$ E18 UOP= S8 E10 N8 W10$ E14 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,100

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 09/16/2026 BY TP Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS