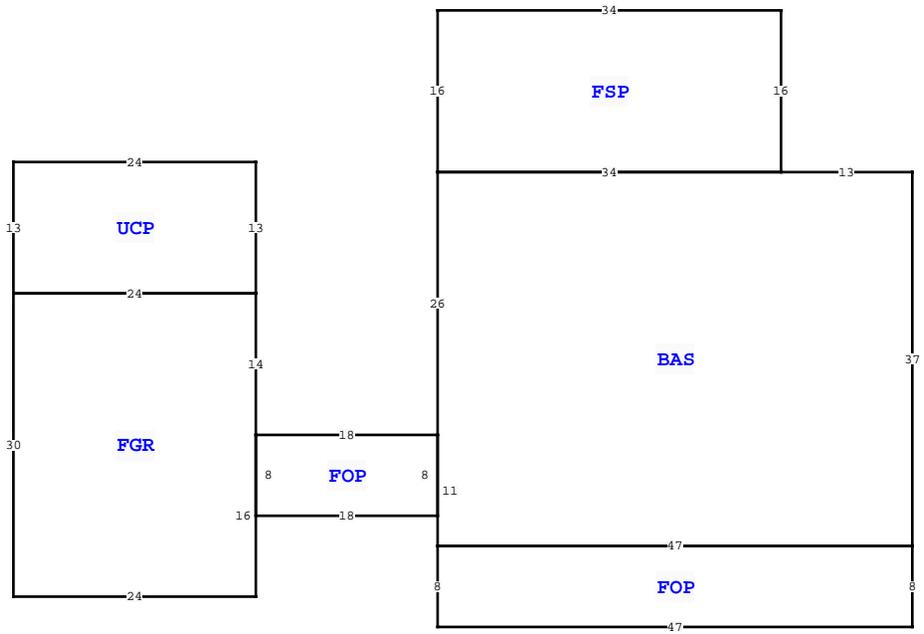




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	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	02
NEIGHBORHOOD/LOC	11515.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,739	100	
FGR	720	55	
FOP	144	30	
FOP	376	30	
FSP	544	40	
UCP	312	20	
TOTALS	3,835		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,571	119.5000	133.84	344,103	2006	2006	0	0	19.00	81.00
1 SINGLE FAM 100% - 2021 Heated Area: 1739 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	278,723			
TOTAL MARKET OB/XF VALUE	8,293			
TOTAL LAND VALUE - MARKET	50,000			
TOTAL MARKET VALUE	337,016			
SOH/AGL Deduction	112,563			
ASSESSED VALUE	224,453			
TOTAL EXEMPTION VALUE	13 HX HB VX		224,453	
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	337,016			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	330,457			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23785	SFR	479	01/27/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1424/0456	11/05/2020	WD Q	Q	I	01	252,000
GRANTOR: JAMES L & SUE C THORN						
GRANTEE: KEVIN DOUGLAS & DON						
1283/1644	9/30/2014	WD U	I	30		100
GRANTOR: JAMES L & SUE C THORN						
GRANTEE: JAMES L & SUE C THO						

EXTRA FEATURES												461 SW QUAIL RIDGE CT, LAKE CITY										
L N	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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000							
2	0166	CONC,PAVMT	0	100	0	681.00	UT	2.50	2.50	100	2006	2006	3	100	1,703							
3	0040	BARN,POLE	0	100	30	1,080.00	UT	2.50	2.50	100	2012	2012	3	100	2,700							
4	0294	SHED WOOD/	0	100	9	126.00	UT	15.00	15.00	100	2012	2012	3	100	1,890							
TOTALS												3,835		2,571	278,723							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W13 FSP= N16 W34 S16 E34\$ W34 S26 FOP= W18 FGR= N14 UCP= N13 W24 S13 E24\$ W24 S30 E24 N16\$ S8 E18 N8\$ S11 FOP= S8 E47 N8 W47\$ E47 N37\$.	

LAND DESCRIPTION												TOTAL OB/XF												8,293				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000											