NW1/4 OF NW1/4 ORB 404-334,
404-340, 993-1300, 1124-1542
CT 1270-2749

QUAIL HEIGHTS REAL
ESTATE HOLDINGS LLC, 161 SW QUAIL HEIGHTS TER
LAKE CITY, FL 32025

**2026**

**12-4S-16-02938-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 3800 | GOLF COURSES | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 12416.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 12,705 |
| TOTAL LAND VALUE - MARKET | 182,000 |
| TOTAL MARKET VALUE | 194,705 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 194,705 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 194,705 |
| TOTAL JUST VALUE | 194,705 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 194,705 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1315/2049 | 5/26/2016 | WD | U | I | 37 | 1,000,000 |
| GRANTOR: PATRIOT GREEN OAK LLC | | | | | | |
| GRANTEE: QUAIL HEIGHTS REAL | | | | | | |
| 1270/2749 | 2/26/2014 | CT | U | I | 18 | 100 |
| GRANTOR: GREEN OAK ESTATES LLC | | | | | | |
| GRANTEE: PATRIOT GREEN OAK, | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 0010 | BARN,BLK | 0 | 0 | 49 | 26 | 1,274.00 | UT | 7.50 | 7.50 | 65 | 1970 | 1970 | 3 | 65 | 6,211 | |
| 2 | 0020 | BARN,FR | 0 | 0 | 37 | 36 | 1,332.00 | UT | 7.50 | 7.50 | 65 | 1970 | 1970 | 3 | 65 | 6,494 | |
| | | | | | | | | | | | | | | | | | |
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## LAND DESCRIPTION

TOTAL OB/XF 12,705

| 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 | 3800 | C | GOLF CORSE | 0 | | 00 | 0.00 | 0.00 | 2.00 | UT | | 1.00 | 1.00 | 1.00 | 45,500.00 | 45,500.00 | 91,000 | | | | | | | |
| 2 | 3800 | C | GOLF CORSE | 0 | | 00 | 0.00 | 0.00 | 2.00 | UT | | 1.00 | 1.00 | 1.00 | 45,500.00 | 45,500.00 | 91,000 | | | | | | | |
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REVIEW DATE 10/13/2023 BY KS Total Acres: 0.00 Total Land Value: 182,000 Market: 0 Agricultural: 0 Common: 182,000 PRINTED 06/22/2026 BY SYS