COMM NE COR, S 475.8 FT, W 1596. CONT W 275.93 FT, S 792.10 FT TO LANE, E ALONG R/W 276.02 FT, N 7

QUAIL ERNEST GREGORY/QUAIL BEVERLY ANITA
427 SW ARBOR LANE
LAKE CITY, FL 32024

2027

31-3S-16-02413-005

BUILDING CHARACTERISTICS

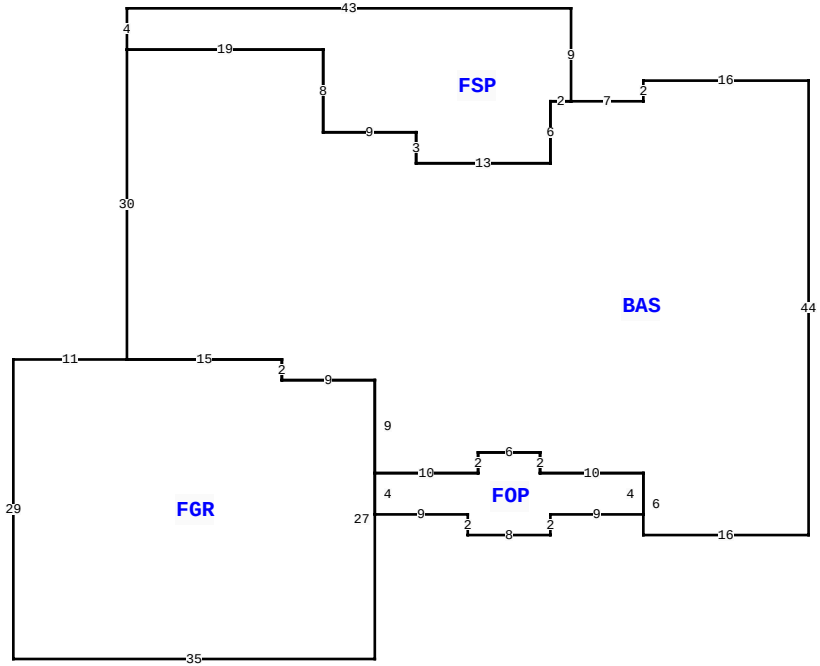
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	31316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,236	100		2,236	236,339
FGR	997	55		548	57,923
FOP	132	30		40	4,228
FSP	397	40		159	16,806
TOTALS	3,762			2,983	315,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,983	128.1170	140.93	420,394	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2019 Heated Area: 2236 HX Base Yr 2019



427 SW ARBOR LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0280	POOL R/CON	0	100	0	0	564.00	UT	70.00	70.00	100	2000	2000	3	40	15,792	
2	0282	POOL ENCL	0	100	0	0	840.00	UT	15.00	15.00	100	2000	2000	3	40	5,040	
3	0166	CONC,PAVMT	0	100	0	0	2,392.00	UT	1.50	1.50	75	2000	2000	3	75	2,691	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,600	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	315,296
TOTAL MARKET OB/XF VALUE	33,223
TOTAL LAND VALUE - MARKET	60,120
TOTAL MARKET VALUE	408,639
SOH/AGL Deduction	100,798
ASSESSED VALUE	307,841
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	251,430
TOTAL JUST VALUE	408,639
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	414,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056312	Remodel	7,719	08/12/2026
000048189	Electrical Servic	0	09/19/2023
17675	POOL	175	11/27/2000
16793	SFR	355	03/24/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/795	9/15/2021	WD	U	I	30	100
GRANTOR: QUAIL ERNEST GREGORY						
GRANTEE: QUAIL ERNEST GREGOR						
1367/1699	8/22/2018	WD	Q	I	01	307,000
GRANTOR: PAMELA K GRAVES						
GRANTEE: ERNEST GREGORY & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S2 W7 FSP= N9 W43 S4 E19 S8 E9 S3 E13 N6 E2$ W2 S6 W13 N3 W9 N8 W19 S30 FGR= W11 S29 E35 N27 W9 N2 W15 $ E15 S2 E9 S9 FOP= S4 E9 S2 E8 N2 E9 N4 W10 N2 W6 S2 W10$ E10 N2 E6 S2 E10 S6 E16 N44$.

LAND DESCRIPTION

TOTAL OB/XF 33,223

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	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							

REVIEW DATE 03/20/2026 BY robin Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 11/17/2026 BY SYS