

COLUMBIA COUNTY

Property Appraiser

Parcel 31-3S-16-02413-005

Owners

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

Parcel Summary

Location	427 SW ARBOR LN
Use Code	0100: SINGLE FAMILY
Tax District	3: COUNTY
Acreage	5.010
Township	3S
Range	16
Subdivision	DIST 3
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

COMM NE COR, S 475.8 FT, W 1596.32 FT FOR POB,
CONT W 275.93 FT, S 792.10 FT TO N R/W ARBOR
LANE, E ALONG R/W 276.02 FT, N 790.96 FT TO POB.

883-2418, WD 1207-571, WD 1259-65, QC 1345-2073,
WD 1367-1697, WD 1367-1699, WD 1448-795,

Working Values

	2026
Total Building	\$321,023
Total Extra Features	\$33,223
Total Market Land	\$60,120
Total Ag Land	\$0



30° 11' 22" N 82° 44' 30" W

	2026
Total Market	\$414,366
Total Assessed	\$298,875
Total Exempt	\$56,411
Total Taxable	\$242,464
SOH Diff	\$115,491

Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$325,304	\$308,980	\$286,166	\$261,980	\$244,105	\$205,529
Total Extra Features	\$33,523	\$33,823	\$27,123	\$28,251	\$20,787	\$20,787
Total Market Land	\$55,110	\$40,080	\$40,080	\$32,565	\$31,062	\$30,996
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$413,937	\$382,883	\$353,369	\$322,796	\$295,954	\$257,312
Total Assessed	\$291,018	\$282,816	\$268,074	\$260,266	\$252,685	\$249,196
Total Exempt	\$55,722	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000
Total Taxable	\$235,296	\$227,816	\$213,074	\$205,266	\$197,685	\$194,196
SOH Diff	\$122,919	\$100,067	\$85,295	\$62,530	\$43,269	\$8,116

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1448/795	2021-09-15	U	30	WARRANTY DEED	Improved	\$100	Grantor: QUAIL ERNEST GREGORY Grantee: QUAIL ERNEST GREGORY
WD 1367/1699	2018-08-22	Q	01	WARRANTY DEED	Improved	\$307,000	Grantor: PAMELA K GRAVES Grantee: ERNEST GREGORY & BEVERLY ANITA QUAIL
QC 1345/2073	2017-10-10	U	11	QUIT CLAIM DEED	Improved	\$125,000	Grantor: MARK A PETERSEN Grantee: PAMELA K GRAVES
WD 1259/0065	2013-07-31	U	30	WARRANTY DEED	Improved	\$100	Grantor: PAMELA K GRAVES Grantee: PAMELA K GRAVES & MARK ALLEN PETERSEN
WD 1207/0571	2010-12-28	Q	01	WARRANTY DEED	Improved	\$245,000	Grantor: M DEWAYNE & PATRICIA ELDER Grantee: PAMELA K GRAVES
WD 0883/2418	1999-06-30	Q	01	WARRANTY DEED	Vacant	\$3,500	Grantor: C HAMMONS Grantee: M DEWAYNE & PATRICIA ELDER

Buildings

Building # 1, Section # 1, 202992, SFR

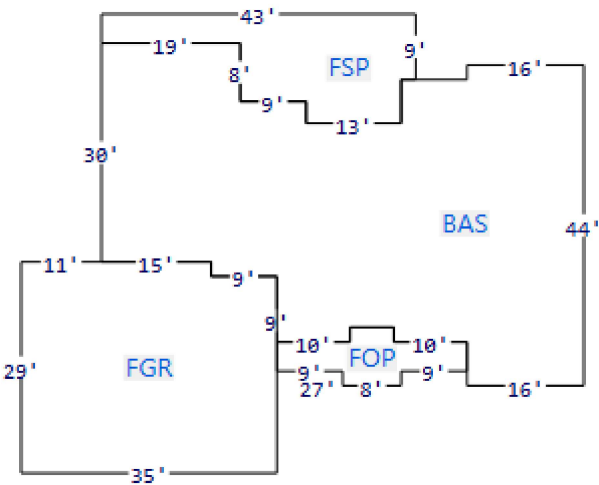
Type	Style	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	2236	\$428,031	2000	2000	3,762	0.00%	25.00%	75.00%	\$321,023

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	13	LAM/VNLPLK
IF	Interior Flooring	15	HARDTILE
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	3.00	
FR	Frame	02	WOOD FRAME
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	2,236	100%	2,236
FGR	997	55%	548
FOP	132	30%	40
FSP	397	40%	159



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0280	POOL R/CON			564.00	\$70.00	2000	40%	\$15,792
0282	POOL ENCL			840.00	\$15.00	2000	40%	\$5,040
0166	CONC,PAVMT			2392.00	\$1.50	2000	75%	\$2,691
0040	BARN,POLE			1.00	\$0.00	2014	100%	\$3,600
0104	GENERATOR PERM			1.00	\$6,000.00	2023	85%	\$5,100
0070	CARPORT UF			1.00	\$1,000.00	2023	100%	\$1,000

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	A-1	.00	.00	5.01	\$12,000.00/AC	5.01	1.00	\$60,120

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Oct 2, 2023	000048189	ELECTRICAL	COMPLETED	Electrical Service
	17675	POOL	COMPLETED	POOL
	16793	SFR	COMPLETED	SFR

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of August 12, 2026.