

LOT 22 BLOCK 1 QUAIL HEIGHTS S/D
749-362, CT 1407-1613, QC 1417-1

MAI LUCILLE E TRUST
438 NW CLUBVIEW CIR
LAKE CITY, FL 32055

2022

01-4S-16-02709-022



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1.100
Architectural	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 06
NEIGHBORHOOD	1416.0200	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	79,406
FGR	288	55	158	10,053
FOP	16	30	5	318
UOP	16	20	3	191
TOTALS	1,568		1,414	89,968

EXTRA FEATURES

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	0166	CONC,PAVMT	0	0	45	9			1.40	100	0	0	3	100	567	

LAND DESCRIPTION

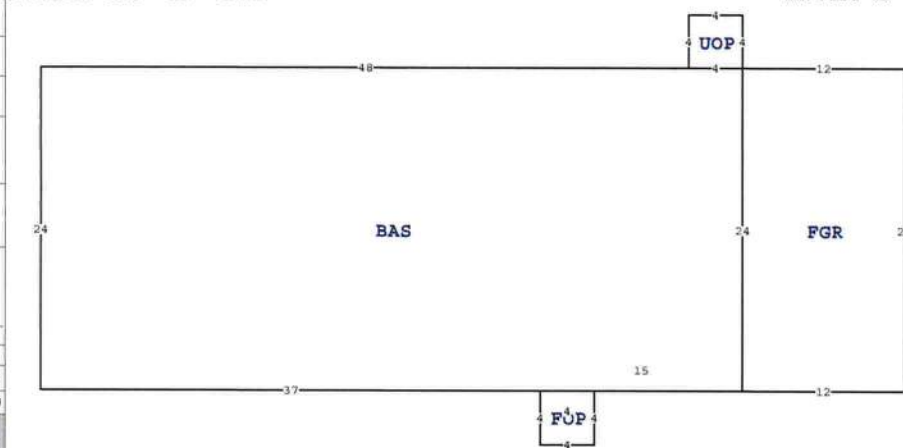
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	SFR	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	10,600.00	10,600.00	10,600							

REVIEW DATE 10/25/2018 BY KRBC

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,414	122.5120	91.88	129,918	1991	1991	0	0	0 30.75	69.25

1 SINGLE FAM - 0% - 2021



1780 SW LESLIE Gln, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	89,968
TOTAL MARKET OB/XF VALUE	567
TOTAL LAND VALUE - MARKET	10,600
TOTAL MARKET VALUE	101,135
SOH/AGL Deduction	0
ASSESSED VALUE	101,135
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,135
TOTAL JUST VALUE	101,135
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1417/1652	8/17/2020	WD	U	I	30	100
GRANTOR:TIMOTHY E MAI AS TRUS						
GRANTEE:MAI LUCILLE E TRUST						
1417/1232	8/10/2020	QC	U	I	11	71,500
GRANTOR:UNITED STATES OF AMER						
GRANTEE:TIMOTHY E MAI AS TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E37 FOP= S4 E4 N4 W4S E15 FGR= E12 N24 W12 S24S N24 UOP= N4 W4 S4 E4S W4S.

Total Acres: 0.00 Total Land Value: 10,600 Market: 0 Agricultural: 0 Common: 10,600 PRINTED 04/12/2022