

N DIV: W1/2 LOT 20 & LOTS 21
THRU 23 & LOTS 30 & 31 BLOCK E

GADDY JAMES EDD
546 NE LEON STREET
LAKE CITY, FL 32055

2026

00-00-00-11784-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
Exterior Wall	04	SINGLE SID 100	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY					STANDARD												
Roof Structur	03	GABLE/HIP 100	0100	01	1,114	79.5600	89.11	99,269	1935	1935	10	0	0	35.00	55.00	Tax Group: 1					Tax Dist:											
Roof Cover	03	COMP SHNGL 100	1 SINGLE FAM 100% - 0										Heated Area: 840										HX Base Yr									
Interior Wall	02	WALL BD/WD 100	28 6 FOP 6 28 30 BAS 30 28 10 FEP 10 28										BUILDING MARKET VALUE					54,598														
Interior Floo	09	PINE WOOD 100											TOTAL MARKET OB/XF VALUE					3,450														
Air Condition	03	CENTRAL 100											TOTAL LAND VALUE - MARKET					12,967														
Heating Type	04	AIR DUCTED 100											TOTAL MARKET VALUE					71,015														
Bedrooms		3 100											SOH/AGL Deduction					31,957														
Bathrooms		1 100											ASSESSED VALUE					39,058														
Frame	01	NONE 100											TOTAL EXEMPTION VALUE					13 HX HB 39,058														
Stories	1.	1. 100											BASE TAXABLE VALUE					0														
Architectual	05	CONV 100											TOTAL JUST VALUE					71,015														
Units		0 100											NCON VALUE					0														
Condition Adj	03	03 100	INCOME VALUE																													
Kitchen Adjus	01	01 100	PREVIOUS YEAR MKT VALUE					71,015																								
Quality			05	05																												
DOR CODE			0100SINGLE FAMILY																													
MAP NUM													07																			
NEIGHBORHOOD/LOC			830317.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	840	100		840	41,169																											
FEP	280	80		224	10,979																											
FOP	168	30		50	2,451																											
TOTALS			1,288		1,114	54,598																										
EXTRA FEATURES										546 NE LEON ST, 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	0296	SHED METAL	0 100	10 10	100.00	UT	5.00	5.00	100	1993	1993	3	100	500																		
2	0120	CLFENCE 4	0 100	0 0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000																		
3	0166	CONC, PAVMT	0 100	0 0	1.00	UT	0.00	0.00	100	1993	1993	3	100	50																		
4	0070	CARPORT UF	0 100	0 0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300																		
5	0169	FENCE/WOOD	0 100	0 0	1.00	UT	600.00	600.00	50	2011	2011	3	50	300																		
6	0252	LEAN-TO W/	0 100	0 0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300																		
LAND DESCRIPTION										TOTAL OB/XF										3,450												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		*RSF	352.00	105.00	27,300.00	SF		1.00	1.00	0.85	0.50	0.43	11,602															
2	0000	C	VAC RES	100		00	0.00	0.00	2,730.00	SF		1.00	1.00	1.00	0.50	0.50	1,365															
REVIEW DATE 10/16/2015 BY DF Total Acres: 0.69 Total Land Value: 12,967 Market: 0 Agricultural: 0 Common: 12,967 PRINTED 11/17/2025 BY SYS																																