S DIV: LOTS 9, 10, 11 & N 2 FT O
ASHURST S/D.

LEYBA SAVANO LEE
369 SW ALACHUA AVE
LAKE CITY, FL 32025

2026

00-00-00-13841-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

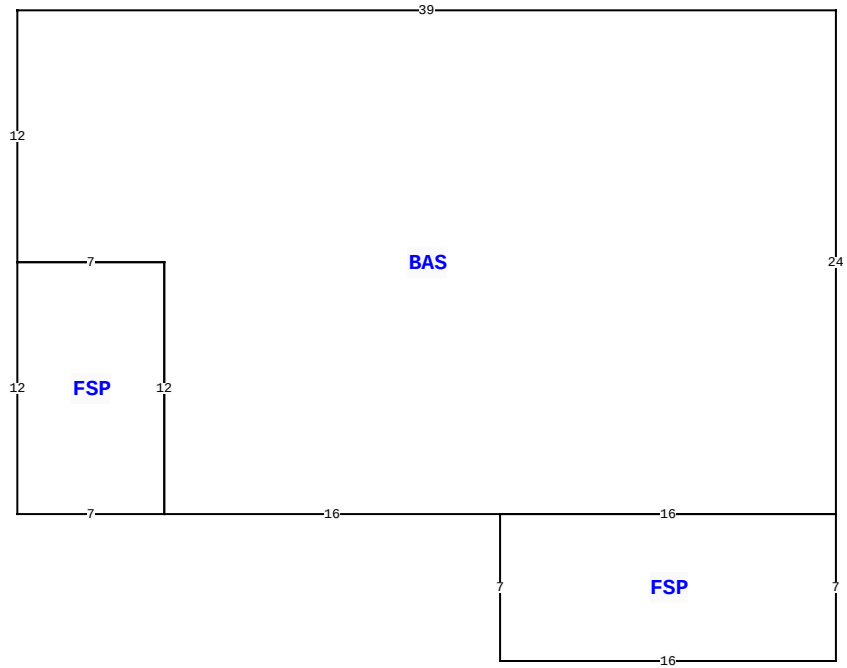
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	852	100		852	55,219
FSP	84	40		34	2,204
FSP	112	40		45	2,917
TOTALS	1,048			931	60,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	931	89.0240	99.71	92,830	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 852 HX Base Yr



396 SW ALACHUA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	60,340
TOTAL MARKET OB/XF VALUE	5,700
TOTAL LAND VALUE - MARKET	18,900
TOTAL MARKET VALUE	84,940
SOH/AGL Deduction	0
ASSESSED VALUE	84,940
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,940
TOTAL JUST VALUE	84,940
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,940

SALE:2:1: LOTS 9,10,11 & N 2 FT LOT 12 BLK 3 ASHUR

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1449/1438	10/07/2021	WD	Q	I	01	85,100
GRANTOR: COOPER CADEE ROSE						
GRANTEE: LEYBA SAVANO LEE AK						
1364/0813	7/11/2018	PB	U	I	18	0
GRANTOR: CLERK OF COURT (CANDA						
GRANTEE: CADEE ROSE COOPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S12 FSP= S12 E7 N12W7$ E7 S12 E16 FSP= S7 E16 N7W16$ E16 N24$.

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	0210	GARAGE U	0	0	20	22	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
2	0210	GARAGE U	0	0	10	18	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 5,700

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	0		*CG	80.00	105.00	8,400.00	SF		1.00	1.00	1.00	2.25	2.25	18,900							

REVIEW DATE 11/18/2021 BY CP Total Acres: 0.19 Total Land Value: 18,900 Market: 0 Agricultural: 0 Common: 18,900 PRINTED 11/17/2025 BY SYS