S DIV: COMM NW COR OF NE1/4 OF S
FT FOR POB, S 115 FT, E 600 FT,
FT TO POB. BLOCK 309

LEONARD PHYLLIS C/LEONARD MARGARET A
389 SW LAKEVIEW AVE
LAKE CITY, FL 32025

**2026**

**00-00-00-13912-000**

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

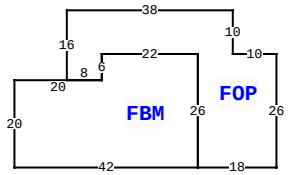
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 60 |
| Exterior Wall | 15 | CONC BLOCK 40 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 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/ |

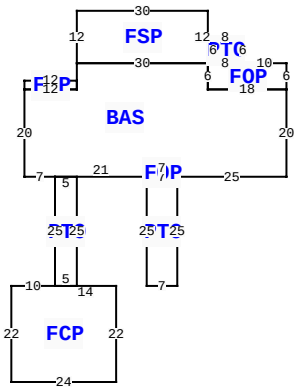
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,366 | 100 | | 1,366 | 153,564 |
| FBM | 972 | 80 | | 778 | 87,462 |
| FCP | 528 | 25 | | 132 | 14,839 |
| FOP | 14 | 30 | | 4 | 450 |
| FOP | 24 | 30 | | 7 | 787 |
| FOP | 108 | 30 | | 32 | 3,597 |
| FOP | 896 | 30 | | 269 | 30,241 |
| FSP | 360 | 40 | | 144 | 16,188 |
| PTO | 48 | 5 | | 2 | 225 |
| PTO | 125 | 5 | | 6 | 674 |
| TOTALS | 4,616 | | | 2,749 | 309,040 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,749 | 111.5240 | 124.91 | 343,378 | 1992 | 2017 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SINGLE FAM 100% - 2020 Heated Area: 2338 HX Base Yr 2020




** This building has 11 Sub-Areas

389 SW LAKEVIEW 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 | | 309,040 |
| TOTAL MARKET OB/XF VALUE | | 6,313 |
| TOTAL LAND VALUE - MARKET | | 42,250 |
| TOTAL MARKET VALUE | | 357,603 |
| SOH/AGL Deduction | | 112,980 |
| ASSESSED VALUE | | 244,623 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 193,901 |
| TOTAL JUST VALUE | | 357,603 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 362,097 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1386/0759 | 6/10/2019 | WD | Q | I | 01 | 260,000 |
| GRANTOR: DAVID J & RACHEL D RA | | | | | | |
| GRANTEE: PHYLLIS C LEONARD & | | | | | | |
| 1272/0944 | 4/04/2014 | WD | Q | I | 01 | 177,000 |
| GRANTOR: PENNY OPPERMANN | | | | | | |
| GRANTEE: DAVID J & RACHEL D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP= W10 PTO= N6 W8 S6 E8$ W8 S6 E18 BAS= W18 N6 FSP= N12 W30 S12 E30$ W30 S4 FOP= W12 S2 E12 N2$ S2 W12 S20 E7 PTO= S25 FCP= W10 S22 E24 N22 W14$ E5 N25 W5$ E21 PTO= S25 E7 N25 W7$ FOP= E7 N2 W7 S2$ N2 E7 S2 E25 N20$ N6$ PTR=N40 FOP= N26 W10 N10 W38 S16E8 N6 E22 S26 FBM= N26 W22 S6 W20 S20 E42$ E18$ S40$.

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 33 | 39 | 1,287.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 1,802 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 72 | 12 | 864.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 1,210 | |
| 3 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 100 | |
| 5 | 0080 | DECKING | 0 | 100 | 0 | 0 | 130.00 | UT | 5.00 | 5.00 | 100 | 2016 | 2016 | 3 | 100 | 650 | |
| 6 | 0083 | DOCK-LAKE | 0 | 100 | 0 | 0 | 250.00 | UT | 11.50 | 11.50 | 100 | 2016 | 2016 | 3 | 47 | 1,351 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,313

| 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 | 0133 | C | SFR LAKE | 100 | | *RSF | -120.00 | 221.00 | 130.00 | FF | | 1.00 | 1.00 | 1.00 | 325.00 | 325.00 | 42,250 | | | | | | | |

REVIEW DATE 09/13/2016 BY DF Total Acres: 0.61 Total Land Value: 42,250 Market: 0 Agricultural: 0 Common: 42,250 PRINTED 11/18/2025 BY SYS