

COMM NW COR OF NW1/4 OF SW1/4,
RUN S 361.31 FT TO C/L SR-247,
NE ALONG C/L 11.82 FT, SE 50

GUSTAVSON CHANTAL STE-MARIE/GUSTAVSON D TODD
199 SW LEISURE DR
LAKE CITY, FL 32025

2026

01-4S-16-02678-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	7,035
BAS	1,958	100		1,958	191,309
BAS	2,000	100		2,000	195,412
FGR	1,193	55		656	64,095
FOP	1,606	30		482	47,095
TOTALS	6,829			5,168	504,944

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0260	PAVEMENT - A	0	100	0	0	1.00	UT	800.00
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0120	CLFENCE 4	0	100	0	0	480.00	UT	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100			0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	5,168	124.6256	139.58	721,349	1970	1995	0	0	0	30.00	70.00	
1 SINGLE FAM		100% - 0		Heated Area: 4030						HX Base Yr			
Diagram of a rectangular lot with dimensions 12, 6, 23, 70, and 58. The area is labeled BAS.													

TOTAL OB/XF													
4,720													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0260	PAVEMENT - A	0	100	0	0	1.00	UT	800.00	800.00	50	0	0
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003
3	0120	CLFENCE 4	0	100	0	0	480.00	UT	6.50	6.50	100	2009	2009

TOTAL OB/XF													
4,720													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		504,944	
TOTAL MARKET OB/XF VALUE		4,720	
TOTAL LAND VALUE - MARKET		40,950	
TOTAL MARKET VALUE		550,614	
SOH/AGL Deduction		439,611	
ASSESSED VALUE		111,003	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		60,281	
TOTAL JUST VALUE		550,614	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		557,828	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19419	ADDN SFR	373	04/12/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0885/2054	8/06/1999	WD	Q	I	01	100	
GRANTOR: CHANTAL STE MARIE							
GRANTEE: CHANTAL STE-MARIE &							
0778/1223	8/05/1993	WD	Q	I	03	0	
GRANTOR: CLAUDE STE-MARIE							
GRANTEE: CHANTAL STE-MARIE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W58 BAS= W12 S6 E12 N6S\$6 W12 S23 E70 N29\$ BAS= 2000\$ FGR= 1193\$ FOP= 1606\$.									