

LOT 5 BLOCK 1 QUAIL HEIGHTS S/D.  
697-725, 805-03, 901-2455, 908-8

MINNIS MICHAEL/MINNIS MYRA  
1839 SW LESLIE GLN  
LAKE CITY, FL 32025

2026

01-4S-16-02709-005



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | VINYL SID 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 13 | LAM/VNLPLK 100 |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 1 100          |
| Frame                    | 01 | NONE 100       |
| Stories                  | 1. | 1. 100         |
| Architectual             | 05 | CONV 100       |
| Units                    |    | 0 100          |
| Condition Adj            | 04 | 04 100         |
| Kitchen Adjus            | 01 | 01 100         |

|                  |                    |             |
|------------------|--------------------|-------------|
| Quality          | 05                 | 05          |
| DOR CODE         | 0100 SINGLE FAMILY |             |
| MAP NUM          |                    | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 1416.0200          | 1.00/       |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 936              | 100         |      | 936          | 120,191              |
| FGR       | 312              | 55          |      | 172          | 22,087               |
| UOP       | 12               | 20          |      | 2            | 257                  |
| UOP       | 16               | 20          |      | 3            | 385                  |
| TOTALS    | 1,276            |             |      | 1,113        | 142,920              |

| EXTRA FEATURES |            |             |         |     |   |       |    |                  |                |
|----------------|------------|-------------|---------|-----|---|-------|----|------------------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT | Adj R            | ADJ UNIT PRICE |
| 1              | 0166       | CONC, PAVMT | 0       | 100 | 0 | 0     |    | 1.00 UT 0.00     | 0.00           |
| 2              | 0166       | CONC, PAVMT | 0       | 100 | 0 | 0     |    | 1.00 UT 0.00     | 0.00           |
| 3              | 0169       | FENCE/WOOD  | 0       | 100 | 0 | 0     |    | 1.00 UT 1,200.00 | 1,200.00       |

| 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 1,113 122.2980 136.97 152,448 1989 2020 0 0 0 6.25 93.75

1 SINGLE FAM 100% - 2022 Heated Area: 936 HX Base Yr 2022

34

4

4

4

4

5

13

24

24

24

13

14

3

3

4

25

1839 SW LESLIE GLN, LAKE CITY

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

04/21/2023 MLU

| TOTAL OB/XF |            |             |         |     |   |       |    |                  |                |
|-------------|------------|-------------|---------|-----|---|-------|----|------------------|----------------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT | Adj R            | ADJ UNIT PRICE |
| 1           | 0166       | CONC, PAVMT | 0       | 100 | 0 | 0     |    | 1.00 UT 0.00     | 0.00           |
| 2           | 0166       | CONC, PAVMT | 0       | 100 | 0 | 0     |    | 1.00 UT 0.00     | 0.00           |
| 3           | 0169       | FENCE/WOOD  | 0       | 100 | 0 | 0     |    | 1.00 UT 1,200.00 | 1,200.00       |

| TOTAL OB/XF |            |             |         |     |   |       |    |                  |                |
|-------------|------------|-------------|---------|-----|---|-------|----|------------------|----------------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT | Adj R            | ADJ UNIT PRICE |
| 1           | 0166       | CONC, PAVMT | 0       | 100 | 0 | 0     |    | 1.00 UT 0.00     | 0.00           |
| 2           | 0166       | CONC, PAVMT | 0       | 100 | 0 | 0     |    | 1.00 UT 0.00     | 0.00           |
| 3           | 0169       | FENCE/WOOD  | 0       | 100 | 0 | 0     |    | 1.00 UT 1,200.00 | 1,200.00       |

| COLUMBIA COUNTY PROPERTY  |  | PAGE 1 of 1 | 1      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 1              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 142,920     |        |
| TOTAL MARKET OB/XF VALUE  |  | 1,640       |        |
| TOTAL LAND VALUE - MARKET |  | 18,500      |        |
| TOTAL MARKET VALUE        |  | 163,060     |        |
| SOH/AGL Deduction         |  | 18,977      |        |
| ASSESSED VALUE            |  | 144,083     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,722 |
| BASE TAXABLE VALUE        |  | 93,361      |        |
| TOTAL JUST VALUE          |  | 163,060     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 164,966     |        |

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

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1437/2045                      | 5/07/2021 | WD        | Q   | I   | 01     | 136,000    |  |
| GRANTOR: HOUSE2HOME STAGING LL |           |           |     |     |        |            |  |
| GRANTEE: MINNIS MICHAEL        |           |           |     |     |        |            |  |
| 1430/113                       | 2/05/2021 | WD        | Q   | I   | 03     | 75,000     |  |
| GRANTOR: WISNIEWSKI STEVEN     |           |           |     |     |        |            |  |
| GRANTEE: HOUSE2HOME STAGING    |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                         |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W5 UOP= N4 W4 S4 E4 \$ W34 S24 E25 UOP= S3E4 N3 W4\$ E14FGR= E13 N24 W13 S24 \$ N24\$. |  |  |  |  |  |  |  |  |  |