LOT 6 BLOCK 1 QUAIL HEIGHTS S/D.
332-483, 804-731, WD 1003-2380,

CHAUNCEY VIRGINIA
137 SW ROBINSON CT
LAKE CITY, FL 32024

2026

01-4S-16-02709-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

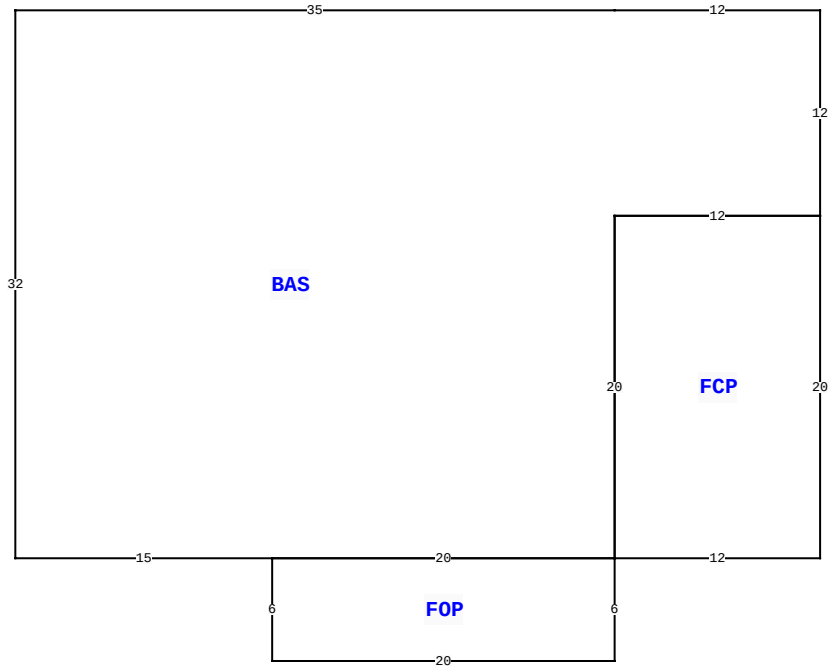
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 80
Exterior Wall	04	SINGLE SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
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	1,264	100		1,264	64,060
FCP	240	25		60	3,041
FOP	120	30		36	1,825
TOTALS	1,624			1,360	68,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,360	69.6150	77.97	106,039	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1264 HX Base Yr



1815 SW LESLIE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	68,925
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	88,425
SOH/AGL Deduction	0
ASSESSED VALUE	88,425
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,425
TOTAL JUST VALUE	88,425
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/1950	9/14/2020	LE	U	I	14	100
GRANTOR: VIRGINIA CHAUNCEY (EN						
GRANTEE: KELLY RENEE DUDLEY						
1105/0185	12/14/2006	WD	Q	I		41,000
GRANTOR: JESSICA A FRYER						
GRANTEE: VIRGINIA CHAUNCEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S32 E15 FOP= S6 E20 N6W20$ E20 FCP= E12 N20 W12 S20$ N20 E12 N12 W12$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	9,250							
2	0100	C	SFR	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	9,250							

REVIEW DATE 10/25/2018 BY KR Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 09/19/2025 BY SYS