LOT 12 BLOCK 1 QUAIL HEIGHTS S/D

ORB 738-594, 917-682, DC 917-681

MORGAN CHARLES ALAN
SUITE 115-110, 295 NW COMMONS LOOP
LAKE CITY, FL 32055

2026

01-4S-16-02709-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

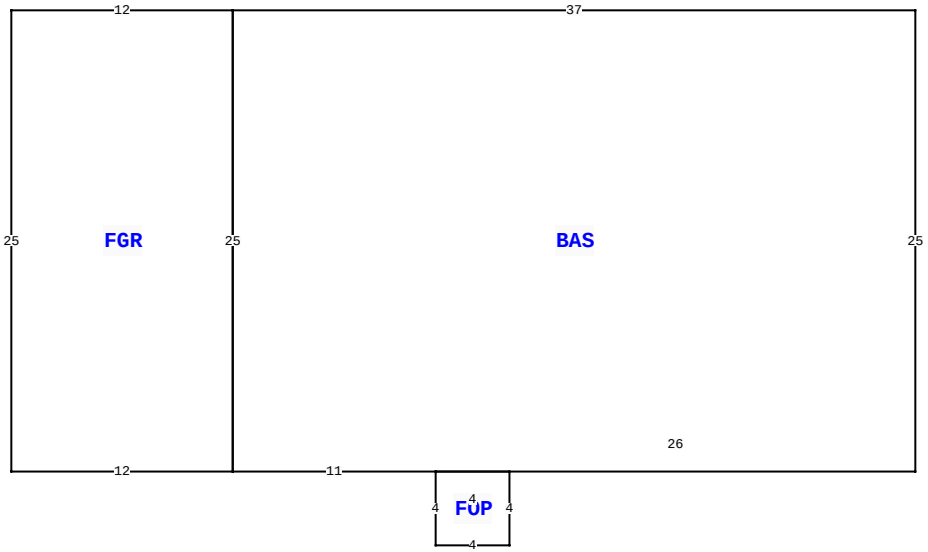
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	925	100		925	78,482
FGR	300	55		165	13,999
FOP	16	30		5	424
TOTALS	1,241			1,095	92,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,095	116.2800	130.23	142,602	1991	1991	0	0	0	34.85	65.15

1 SINGLE FAM 100% - 2008 Heated Area: 925 HX Base Yr 2008



1703 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		92,905
TOTAL MARKET OB/XF VALUE		2,006
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		113,411
SOH/AGL Deduction		37,950
ASSESSED VALUE		75,461
TOTAL EXEMPTION VALUE	HX HB	50,461
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		113,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1149/2518	5/07/2008	WD	Q	I	03	100
GRANTOR: CHARLES ANDREW MORGAN						
GRANTEE: CHARLES ALAN MORGAN						
1104/1405	12/08/2006	WD	Q	I	06	100
GRANTOR: CHARLES ANDREW MORGAN						
GRANTEE: CHARLES ALAN MORGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 FGR= W12 S25 E12 N25$ S25 E11 FOP= S4 E4 N4 W4$ E26 N25$.

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	9	60	540.00	UT	1.40	1.40	100	0	0	3	100	756	
2	0296	SHED METAL	0	100	10	14	140.00	UT	5.00	5.00	75	1993	1993	3	75	525	
3	0120	CLFENCE 4	0	100	0	0	230.00	UT	4.50	4.50	70	1993	1993	3	70	725	

LAND DESCRIPTION

TOTAL OB/XF 2,006

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/16/2023 BY KS Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/06/2025 BY SYS