LOT 15 & E 10 FT LOT 14 BLOCK
1 QUAIL HEIGHTS S/D.

LANTROOP VICTOR P M
1647 SW LESLIE GLN
LAKE CITY, FL 32025

2026

01-4S-16-02709-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

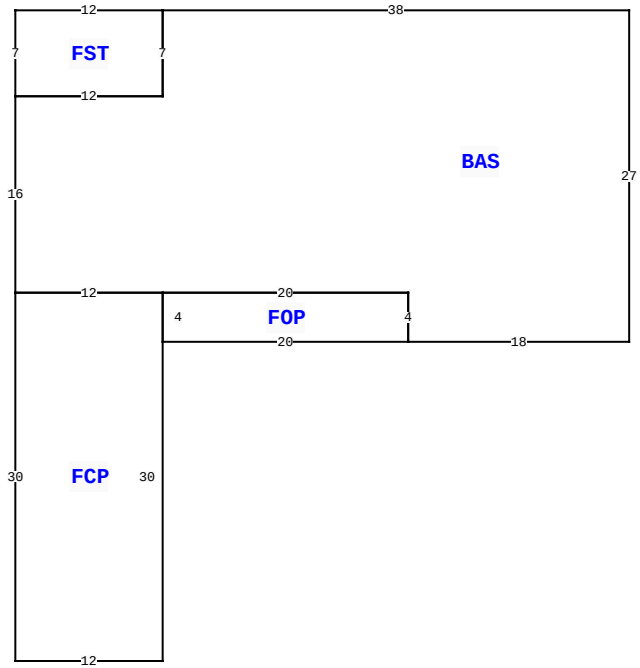
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.0200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100		1,138	105,629
FCP	360	25		90	8,354
FOP	80	30		24	2,228
FST	84	55		46	4,270
TOTALS	1,662			1,298	120,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,298	127.5000	142.80	185,354	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1138 HX Base Yr



1647 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: 2	Tax Dist:	
BUILDING MARKET VALUE		120,480
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		140,880
SOH/AGL Deduction		62,667
ASSESSED VALUE		78,213
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,491
TOTAL JUST VALUE		140,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,880

SALE:1:1:

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048818	Roof Replacement	8,000	12/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1347/1616	7/13/2017	WD	U	I	30	100
GRANTOR: CONNIE S LANTROOP						
GRANTEE: VICTOR P M LANTROOP						
0635/0373	10/21/1987	WD	Q	I		38,000
GRANTOR: HERR LUAN						
GRANTEE: LANTROOP VICTOR &						

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	75	1993	1993	3	75	300	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 FST= W12 S7 E12 N7$S7 W12S16 FCP= S30 E12 N30 W12$ E12 FOP= S4 E20 N4 W20$ E20 S4 E18 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,900

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/01/2024 BY JS Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS