LOT 16 BLOCK 1 QUAIL HEIGHTS S/D

ORB 707-405, 792-2202, 800-1758,

PERRY CAPPIE
1666 SW LESLIE GLN
LAKE CITY, FL 32025

2026

01-4S-16-02709-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

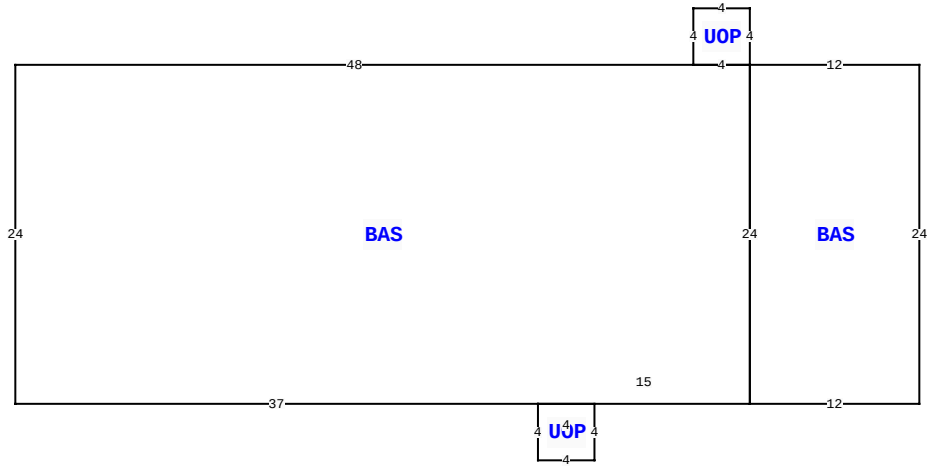
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	288	100		288	24,244
BAS	1,248	100		1,248	105,058
UOP	16	20		3	253
UOP	16	20		3	253
TOTALS	1,568			1,542	129,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,542	115.6320	129.51	199,704	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1536 HX Base Yr



1666 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	129,808
TOTAL MARKET OB/XF VALUE	1,030
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	149,338
SOH/AGL Deduction	0
ASSESSED VALUE	149,338
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,338
TOTAL JUST VALUE	149,338
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8841	M H	50	09/16/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0931/0037	6/29/2001	WD	Q	I		58,000
GRANTOR: ROBERT B ELLIS						
GRANTEE: C PERRY						
0924/2478	4/17/2001	CT	Q	I	01	38,000
GRANTOR: CLERK OF COURT						
GRANTEE: ROBERT B ELLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E37 UOP= S4 E4 N4 W4$ E15 BAS= E12 N24 W12 S24$ N24 UOP= N4 W4 S4 E4$ W4$.

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	0	9	50	450.00	UT	1.40	1.40	100	0	0	3	100	630	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,030

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

REVIEW DATE 08/16/2023 BY JB Total Acres: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 09/30/2025 BY SYS