LOT 18 BLOCK 1 QUAIL HEIGHTS S/D

ORB 728-692, 772-1751, 801-1949,

FAILLE HOLLYN/FAILLE BARON K
1706 SW LESLIE GLN
LAKE CITY, FL 32025

2026

01-4S-16-02709-018

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

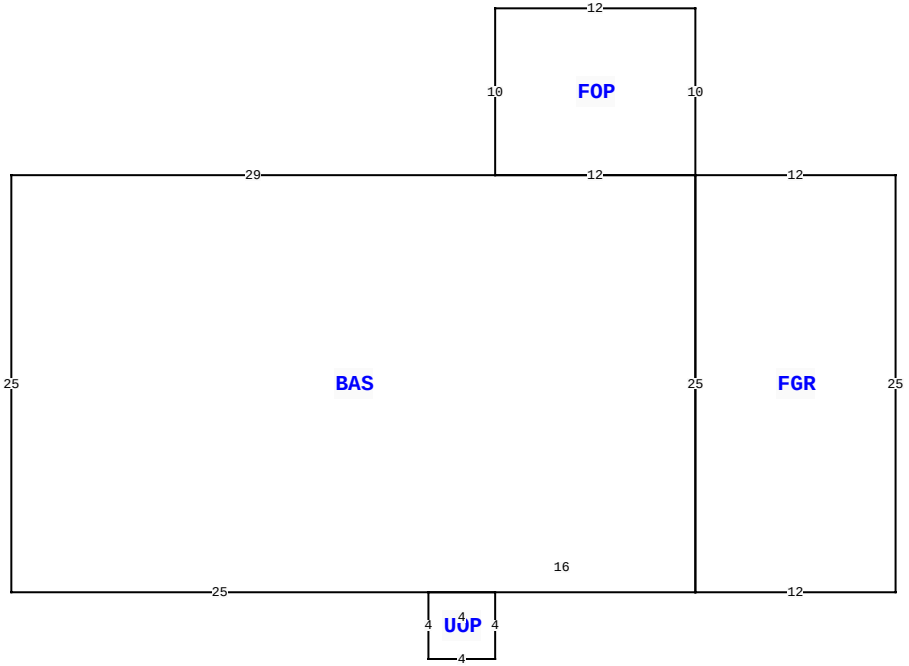
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	1,025	100		1,025	89,657
FGR	300	55		165	14,433
FOP	120	30		36	3,149
UOP	16	20		3	263
TOTALS	1,461			1,229	107,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,229	120.1560	134.57	165,387	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 50% - 2023 Heated Area: 1025 HX Base Yr 2023



1706 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		107,502
TOTAL MARKET OB/XF VALUE		2,369
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		128,371
SOH/AGL Deduction		796
ASSESSED VALUE		127,575
TOTAL EXEMPTION VALUE	HA HAB	38,390
BASE TAXABLE VALUE		89,185
TOTAL JUST VALUE		128,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12570	RECONNECT	50	05/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1362/0239	6/04/2018	PR	U	I	11	100
GRANTOR: HOLLYN FAILLE AS PR						
GRANTEE: HOLLYN FAILLE & BAR						
1253/2455	5/01/2013	PB	U	I	18	100
GRANTOR: CLERK FO COURT (FAILL						
GRANTEE: HOLLYN FAILLE AS PR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S25 E25 UOP= S4 E4 N4 W4$ E16 FGR= E12 N25 W12 S25$ N25 FOP= N10 W12 S10 E12$ 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	0166	CONC,PAVMT	0	50	9	60	540.00	UT	1.40	1.40	100	0	0	3	100	756	
2	0169	FENCE/WOOD	0	50	0	0	290.00	UT	7.50	7.50	50	1993	1993	3	50	1,088	
3	0296	SHED METAL	0	50	10	14	140.00	UT	5.00	5.00	75	1993	1993	3	75	525	

LAND DESCRIPTION

TOTAL OB/XF 2,369

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	50		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 11/18/2025 BY SYS