LOT 20 BLOCK 1 QUAIL HEIGHTS S/D
703-310, 981-1039, WD 992-2559,

HAYNES ANTHONY JR/COTMAN ANGELA
1744 SW LESLIE GLN
LAKE CITY, FL 32025

2026

01-4S-16-02709-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

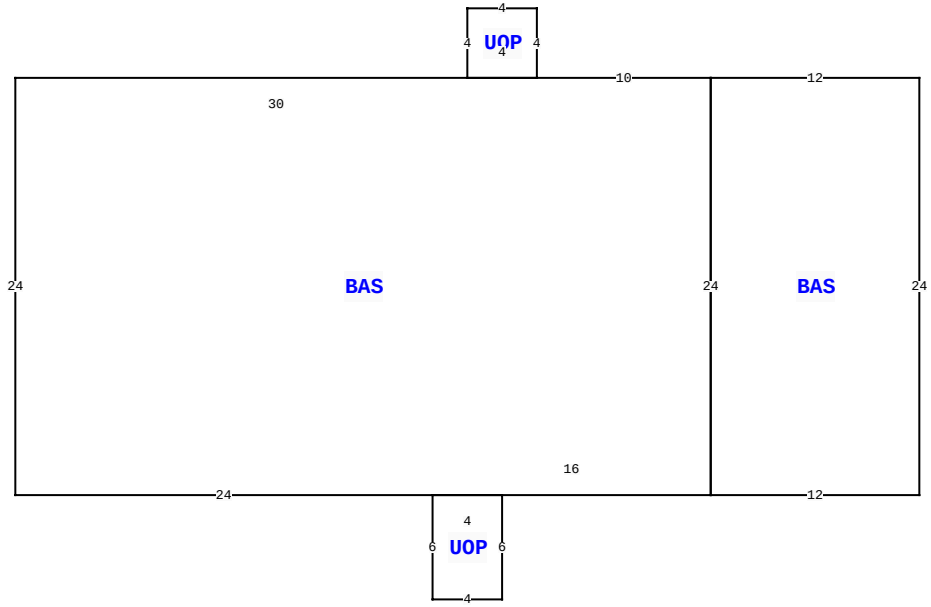
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	288	100		288	23,566
BAS	960	100		960	78,555
UOP	16	20		3	246
UOP	24	20		5	409
TOTALS	1,288			1,256	102,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,256	112.4000	125.89	158,118	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1248 HX Base Yr 2019



1744 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		102,777
TOTAL MARKET OB/XF VALUE		5,700
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		126,977
SOH/AGL Deduction		45,347
ASSESSED VALUE		81,630
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		30,908
TOTAL JUST VALUE		126,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/0662	12/27/2018	WD	Q	I	01	90,500
GRANTOR: LUCIANA S VON BERMAN						
GRANTEE: ANTHONY HAYNES JR &						
1363/1847	7/02/2018	QC	U	I	11	100
GRANTOR: LUCIANA S VON BERMAN						
GRANTEE: LUCIANA S VON BERMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N4 W4 S4 E4$ W30 S24 E24 UOP= S6 E4 N6 W4$E16
BAS= E12 N24 W12 S24$ N24$.

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	50	9	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
3	0210	GARAGE U	0	100	12	20	1.00	UT	3,600.00	3,600.00	100	2024	2023		100	3,600	
4	0252	LEAN-TO W/	0	100	12	20	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,700

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 08/16/2023 BY KS Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 09/30/2025 BY SYS