LOT 25 BLOCK 1 QUAIL HEIGHTS S/D
ORB 730-303, 804-448, 939-989, 1

EVERGREEN ENTERPRISES LLC
P O BOX 1330
LAKE CITY, FL 32056

2026

01-4S-16-02709-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

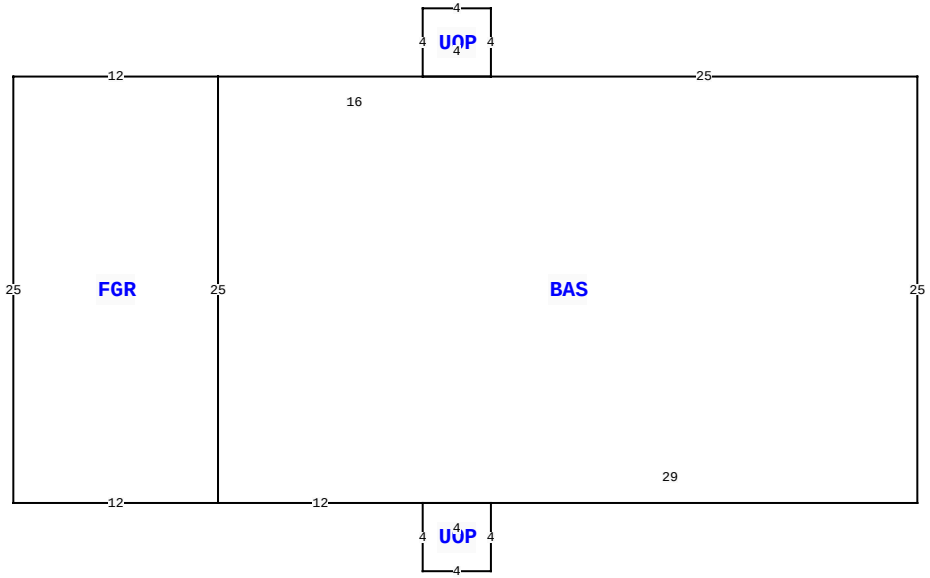
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	94,834
FGR	300	55		165	15,266
UOP	16	20		3	278
UOP	16	20		3	278
TOTALS	1,357			1,196	110,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,196	127.0920	142.34	170,239	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1025 HX Base Yr



1836 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	110,655
TOTAL MARKET OB/XF VALUE	2,556
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	131,711
SOH/AGL Deduction	0
ASSESSED VALUE	131,711
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,711
TOTAL JUST VALUE	131,711
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,967

SALE:2:1: LOT 25, BLK 1, QUAIL HEIGHTS

SALE:1:1: LOT 25 BLOCK 1 QUAIL HEIGHTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046277	Roof Replacement	9,500	01/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1237/2764	6/30/2012	WD	U	I	30	33,900
GRANTOR: CHRISTOPHER J CURRY &						
GRANTEE: EVERGREEN ENTERPRIS						
1089/2059	7/13/2006	QC	Q	I	06	100
GRANTOR: CHRISTOPHER J CURRY						
GRANTEE: CHRISTOPHER J CURRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UOP= N4 W4 S4 E4$ W16 FGR= W12 S25 E12 N25$ S25 E12 UOP= S4 E4N4 W4$ E29 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	0	9	60	540.00	UT	1.40	1.40	100	0	0	3	100	756	
2	0070	CARPORT UF	0	0	25	14	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,556

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 02/06/2023 BY JS Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS