LOT 26 BLOCK 1 QUAIL HEIGHTS S/D
ORB 725-633, WD 1035-1483, WD 10

FOLSOM AMANDA C
1856 SW LESLIE GLN
LAKE CITY, FL 32025

2026

01-4S-16-02709-026

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

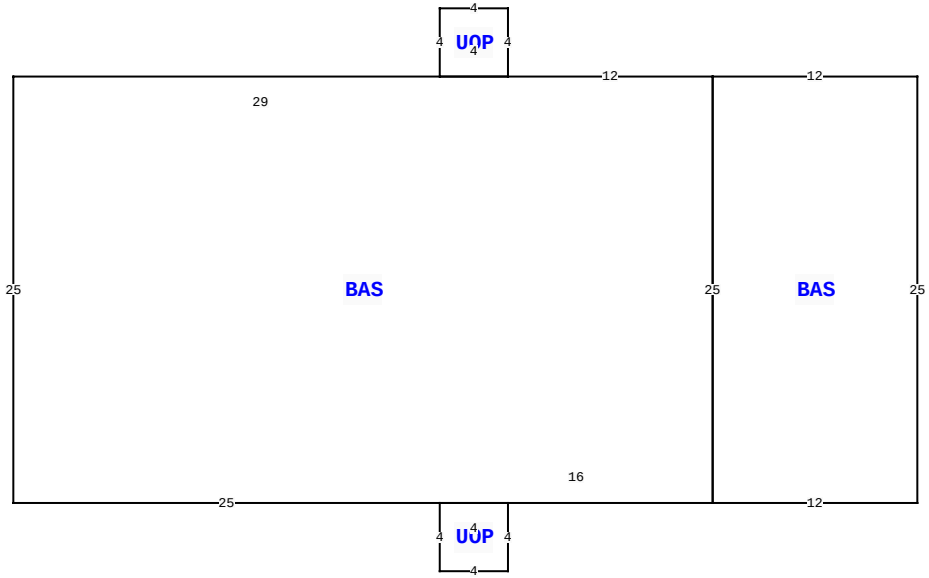
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	300	100		300	25,947
BAS	1,025	100		1,025	88,652
UOP	16	20		3	259
UOP	16	20		3	259
TOTALS	1,357			1,331	115,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,331	118.8000	133.06	177,103	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2009 Heated Area: 1325 HX Base Yr 2009



1856 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		115,117
TOTAL MARKET OB/XF VALUE		4,756
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		138,373
SOH/AGL Deduction		48,477
ASSESSED VALUE		89,896
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,174
TOTAL JUST VALUE		138,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,639

SALE:1:1: LOT 26, BLK 1, QUAIL HEIGHTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1172/1929	4/24/2009	WD	U	I	11	100
GRANTOR: JOSEPH D FOLSOM						
GRANTEE: AMANDA C FOLSOM						
1042/0338	3/29/2005	WD	Q	I		78,000
GRANTOR: MAUDIE MARIE THOMPSON						
GRANTEE: JOSEPH D & AMANDA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= N4 W4 S4 E4$ W29 S25 E25 UOP= S4E4 N4 W4$ E16
BAS= E12 N25 W12 S25$ 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	100	9	60	540.00	UT	1.40	1.40	100	0	0	3	100	756	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,756

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		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: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS