LOT 27 BLOCK 1 QUAIL HEIGHTS S/D
725-690, 805 1675, 810-988, WD 1

DAVIDSON JOHN C
1874 SW LESLIE GLN
LAKE CITY, FL 32025

2026

01-4S-16-02709-027

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

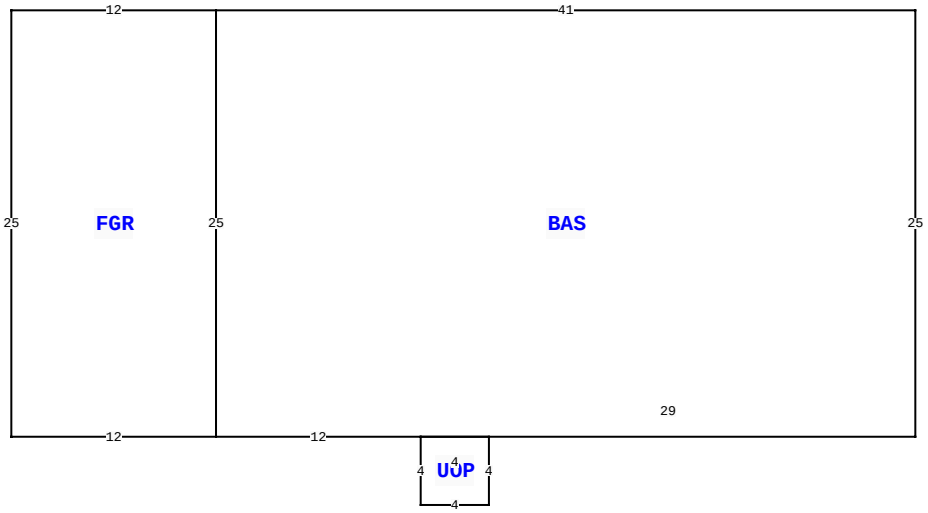
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
UOP	16	20		3	263
TOTALS	1,341			1,193	104,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,193	120.1560	134.57	160,542	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1025 HX Base Yr 2022



1874 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		104,352
TOTAL MARKET OB/XF VALUE		3,528
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		126,380
SOH/AGL Deduction		14,281
ASSESSED VALUE		112,099
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,377
TOTAL JUST VALUE		126,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8795	SFR	36,000	08/29/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/2616	9/11/2024	LE	U	I	14	100
GRANTOR: DAVIDSON JOHN C						
GRANTEE: DAVIDSON JOHN C (EN						
1447/1537	9/16/2021	WD	U	I	40	50,000
GRANTOR: CHRISTIAN LAURA LOUIS						
GRANTEE: DAVIDSON JOHN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 FGR= W12 S25 E12 N25$ S25 E12 UOP= S4 E4 N4 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	100	9	60	540.00	UT	1.40	1.40	100	0	0	3	100	756	
2	0169	FENCE/WOOD	0	100	0	0	88.00	UT	7.50	7.50	100	1993	1993	3	100	660	
3	0296	SHED METAL	0	100	12	16	192.00	UT	11.00	11.00	100	2009	2009	3	100	2,112	

LAND DESCRIPTION

TOTAL OB/XF 3,528

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 11/19/2025 BY SYS