

LOT 31 TURKEY RUN S/D.
972-1854, WD 994-640, DC 1257-11

BAUM LESLIE C
135 SW ETHEL GLN
LAKE CITY, FL 32024

2026

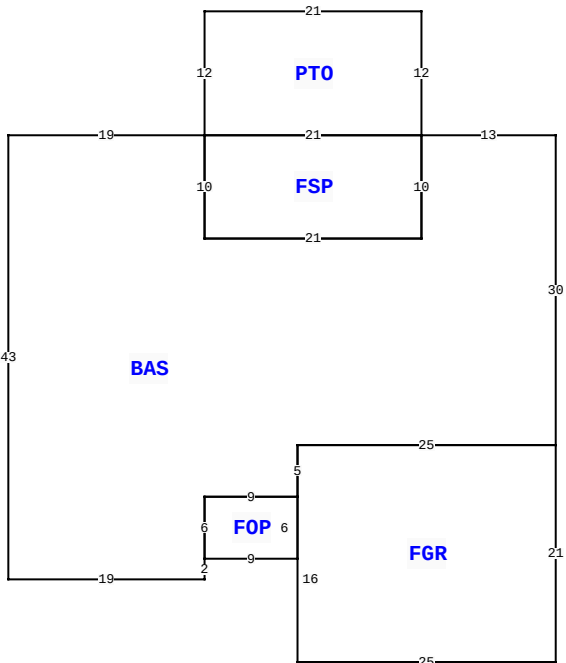
03-4S-16-02739-231

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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		3416.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100		1,672	174,000
FGR	525	55		289	30,075
FOP	54	30		16	1,665
FSP	210	40		84	8,741
PTO	252	5		13	1,352

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1,932.00	UT	2.00	2.00
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	1,500.00	1,500.00
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	3,200.00	3,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,074	117.6120	131.73	273,208	2004	2004	0	0	21.00	79.00
1 SINGLE FAM 100% - 2023 Heated Area: 1672 HX Base Yr 2023											
											
TOTALS	2,713			2,074	215,834						

135 SW ETHEL GLN, LAKE CITY					XF DATE					LAND DATE		04/03/2025	MLU
					INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1,932.00	UT	2.00	2.00	100	2004	2004	3	100	3,864				
1.00	UT	1,500.00	1,500.00	75	2007	2007	3	75	1,125				
1.00	UT	0.00	0.00	100	2014	2014	3	100	800				
1.00	UT	3,200.00	3,200.00	100	2024	2023		100	3,200				

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		215,834	
TOTAL MARKET OB/XF VALUE		8,989	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		259,823	
SOH/AGL Deduction		87,941	
ASSESSED VALUE		171,882	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		121,160	
TOTAL JUST VALUE		259,823	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		262,555	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049756	Roof Replacement	15,000	05/08/2024
21858	SFR	697	05/12/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1480/719	11/29/2022	WD	Q	I	01	265,000	
GRANTOR: MITS CAROLE J							
GRANTEE: BAUM LESLIE C							
1257/0121	6/19/2013	WD	Q	I	01	130,000	
GRANTOR: CAROLE W READ (WIDOW)							
GRANTEE: RONALD P & CAROLE J							

BUILDING NOTES									
BAS=[ORIG=0,0] W13 S10 W21 N10 W19 S43 E19 N2 N6 E9 N5 E25 N30 \$									
FGR=[ORIG=-25,35] S16 E25 N21 W25 S5 \$									
PTO=[ORIG=-13,0] N12 W21 S12 E21 \$									
FSP=[ORIG=-13,0] W21 S10 E21 N10 \$									
FOP=[ORIG=-34,41] E9 N6 W9 S6 \$									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00