COMM AT SE COR OF NE1/4 OF SW
1/4, RUN N 17.60 FT TO N R/W
OF JIM WITT RD, E ALONG R/W

LESLIE DAVID C
203 SW JIM WITT RD
LAKE CITY, FL 32025

2026

03-5S-17-09102-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

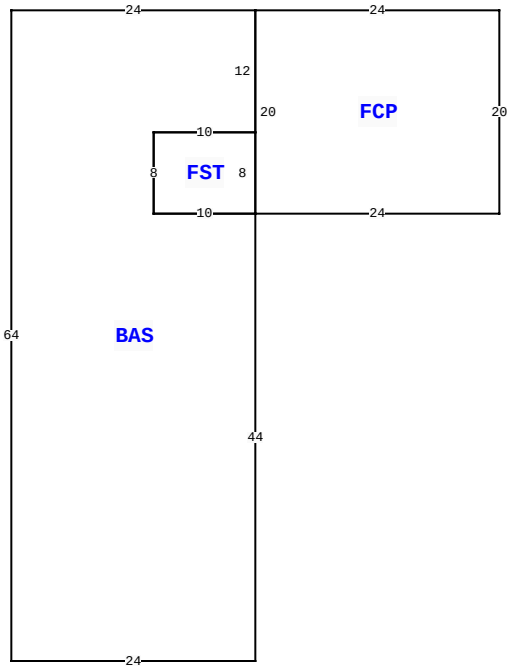
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	101,624
FCP	480	25		120	8,376
FST	80	55		44	3,071
TOTALS	2,016			1,620	113,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,620	95.8716	107.38	173,956	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1456 HX Base Yr 2020



203 SW JIM WITT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		113,071
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		18,189
TOTAL MARKET VALUE		131,660
SOH/AGL Deduction		37,412
ASSESSED VALUE		94,248
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,526
TOTAL JUST VALUE		131,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046337	Roof Replacement	2,700	01/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1377/1565	1/30/2019	WD	Q	I	01	82,000
GRANTOR: CHRISTOPHER R WILLIAM						
GRANTEE: DAVID C LESLIE						
1347/1337	10/27/2017	WD	Q	I	01	79,800
GRANTOR: GEORGE H HUDSON JR						
GRANTEE: CHRISTOPHER R WILLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S64 E24 N44 FCP= E24 N20 W24 S20$ FST= N8 W10 S8 E10$ W10 N8 E10 N12$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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		A-1	0.00	0.00	1.16	AC		1.00	1.00	1.12	14,000.00	15,680.00	18,189							

REVIEW DATE 02/09/2023 BY JS Total Acres: 1.16 Total Land Value: 18,189 Market: 0 Agricultural: 0 Common: 18,189 PRINTED 10/02/2025 BY SYS