COMM NW COR OF SW 1/4 OF SW1/,
RUN E 73.11 FT FOR POB, RUN
S 36 DEG E 26.80 FT, E 124.12

SAULS WILLIAM E/SAULS RONDA K
253 SW LEON SAULS LOOP
LAKE CITY, FL 32025

2026

10-5S-17-09181-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

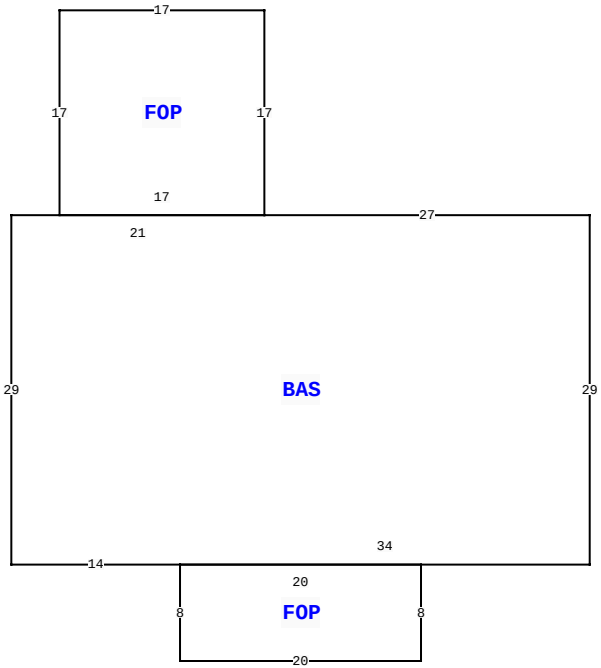
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 10517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100		1,392	135,245
FOP	160	30		48	4,664
FOP	289	30		87	8,453
TOTALS	1,841			1,527	148,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,527	112.6620	126.18	192,677	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2003 Heated Area: 1392 HX Base Yr 2003



253 SW LEON SAULS LOOP, 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		148,361
TOTAL MARKET OB/XF VALUE		3,876
TOTAL LAND VALUE - MARKET		10,500
TOTAL MARKET VALUE		162,737
SOH/AGL Deduction		52,262
ASSESSED VALUE		110,475
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,753
TOTAL JUST VALUE		162,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19071	SFR	275	12/21/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0939/1832	11/13/2001	WD	Q	V	01	100

GRANTOR: LEON & INEZ SAULS
GRANTEE: WILLIAM & RONDA SAU

0939/0629	11/07/2001	WD	Q	V	01	100

GRANTOR: CLIFFORD & HILMER JEA
GRANTEE: WILLIAM & RONDA SAU

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FOP= N17 W17 S17 E17$ W21 S29 E14 FOP= S8 E20 N8 W20$ E34 N29$.

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	0060	CARPORT F	0	100	18	20	360.00	UT	2.50	2.50	100	2002	2002	3	100	900	
2	0040	BARN,POLE	0	100	14	18	252.00	UT	2.00	2.00	100	2002	2002	3	100	504	
3	0294	SHED WOOD/	0	100	12	14	168.00	UT	4.00	4.00	100	2002	2002	3	100	672	
4	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2004	2004	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 3,876

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	0.50	AC		1.00	1.00	1.50	14,000.00	21,000.00	10,500							

REVIEW DATE 07/31/2017 BY RP Total Acres: 0.50 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 11/07/2025 BY SYS