LOT 12 CREST POINTE S/D.
974-1811, LE 1515-1283,

LEBLANC EDWARD C/LEBLANC IRENE J
393 SW STORY PL
LAKE CITY, FL 32024

2026

11-4S-16-02905-412

COLUMBIA COUNTY PROPERTY

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 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

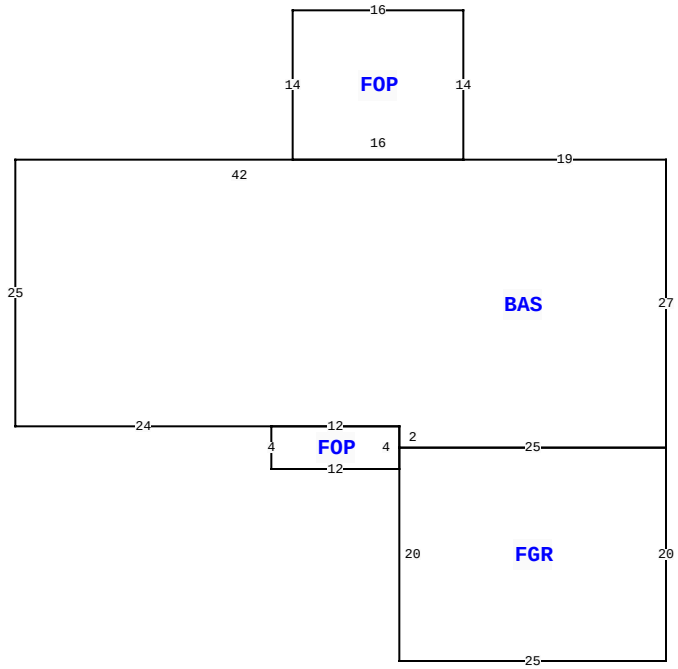
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100		1,575	157,224
FGR	500	55		275	27,452
FOP	48	30		14	1,398
FOP	224	30		67	6,689
TOTALS	2,347			1,931	192,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,931	114.2660	127.98	247,129	2003	2003	0	0	0	22.00	78.00

2 SINGLE FAM 100% - 2004 Heated Area: 1575 HX Base Yr 2004



393 SW STORY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		192,761
TOTAL MARKET OB/XF VALUE		10,398
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		238,159
SOH/AGL Deduction		84,437
ASSESSED VALUE		153,722
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,000
TOTAL JUST VALUE		238,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044830	Electrical Servic	0	06/29/2022
20480	SFR	277	03/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1515/1283	5/29/2024	LE	U	I	14	100
GRANTOR: LEBLANC EDWARD C AKA						
GRANTEE: LEBLANC EDWARD CHES						
0974/1811	2/06/2003	WD	Q	V		17,900
GRANTOR: PETER W GIEBEIG						
GRANTEE: EDWARD C & IRENE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FOP= N14 W16 S14 E16$ W42 S25 E24 FOP= S4 E12 N4 W12$ E12 S2 FGR= S20 E25 N20 W25$ E25 N27$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,299.00	UT	2.00	2.00	100	2003	2003	3	100	2,598	
3	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	100	2003	2003	3	100	1,000	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 10,398

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/08/2024 BY KS Total Acres: 0.58 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/04/2025 BY SYS