COMM NW COR OF NW1/4 OF NE1/4,
S 367.23 FT, E 331.98 FT,
S 105.31 FT TO POB. CONT SOUTH

LEAVITT ROGER S/LEAVITT EVELYN
P O BOX 2221
LAKE CITY, FL 32056

2026

12-5S-16-03585-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

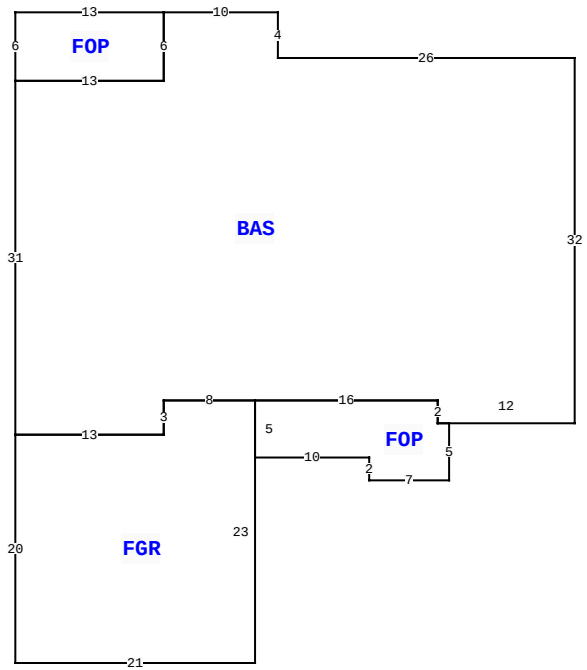
NEIGHBORHOOD/LOC 12516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,547	100		1,547	185,396
FGR	444	55		244	29,241
FOP	78	30		23	2,756
FOP	97	30		29	3,475
TOTALS	2,166			1,843	220,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,843	127.3800	142.67	262,941	2009	2009	0	0	0	16.00	84.00

2 SINGLE FAM 0% - 0 Heated Area: 1547 HX Base Yr



718 SW MEADOW TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	220,870
TOTAL MARKET OB/XF VALUE	9,190
TOTAL LAND VALUE - MARKET	10,650
TOTAL MARKET VALUE	240,710
SOH/AGL Deduction	0
ASSESSED VALUE	240,710
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,710
TOTAL JUST VALUE	240,710
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27632	SFR	626	02/13/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1344/2304	9/22/2017	WD	U	I	12	169,900
GRANTOR: U S BANK TRUST NA						
GRANTEE: ROGER S & EVELYN LE						
1344/2302	9/18/2017	QC	U	I	12	100
GRANTOR: CHARLES & JENNIFER NI						
GRANTEE: U S BANK TRUST N A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 N4 W10 FOP= W13 S6 E13 N6$ S6 W13 S31 FGR= S20 E21 N23 W8 S3 W13$ E13 N3 E8 FOP= S5 E10 S2 E7 N5 W1 N2 W16$ E16 S2 E12 N32$.

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	0	0	0	1,329.00	UT	2.25	2.25	100	2009	2009	3	100	2,990	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	2,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 9,190

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	0		A-1	0.00	0.00	0.71	AC		1.00	1.00	1.00	15,000.00	15,000.00	10,650							

REVIEW DATE 09/24/2019 BY KR Total Acres: 0.71 Total Land Value: 10,650 Market: 0 Agricultural: 0 Common: 10,650 PRINTED 11/07/2025 BY SYS