LOT 7 SOUTH POINTE S/D.
940-59, DC 1368-461,

LESLIE PHYLLIS
271 SW ABODE POINTE LN
LAKE CITY, FL 32024

2026

17-4S-16-03051-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

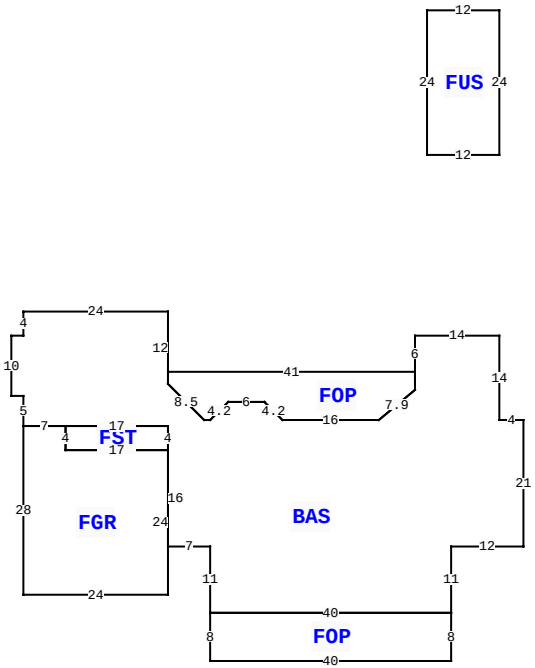
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	17416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,411	100		2,411	284,409
FGR	604	55		332	39,163
FOP	268	30		80	9,437
FOP	320	30		96	11,325
FST	68	55		37	4,365
FUS	288	100		288	33,973
TOTALS	3,959			3,244	382,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,244	133.3216	149.32	484,394	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 2699 HX Base Yr 2005



271 SW ADOBE POINTE LN, 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		382,671
TOTAL MARKET OB/XF VALUE		9,348
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		447,019
SOH/AGL Deduction		137,714
ASSESSED VALUE		309,305
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		253,583
TOTAL JUST VALUE		447,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048099	Roof Replacement	25,000	09/13/2023
19670	SFR	534	06/21/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0940/0059	11/16/2001	WD	Q	V		39,900

GRANTOR: PETER W GIEBEIG

GRANTEE: EUGENE & PHYLLIS LE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S6 FOP= W41 S2 D6 R6 E1 R3 U3 E6 D3 R3 E16 R6 U5 N3$ S3 D5 L6 W16 L3 U3 W6 D3 L3 W1 L6 U6 N12 W24 S4 W2 S10 E2 S5 E7 FST= S4 E17 N4 W17$ E17 S4 FGR= W17 N4 W7 S28 E24 N24$ S16 E7 S11 FOP= S8 E40 N8 W40$ E40 N11 E12 N21 W4 N14$ PTR= N30 FUS= N24 W12 S24 E12$ S30$.

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	100	0	0	4,674.00	UT	2.00	2.00	100	2004	2004	3	100	9,348	

LAND DESCRIPTION

TOTAL OB/XF 9,348

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 10/11/2023 BY jerry Total Acres: 5.48 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/07/2025 BY SYS