

COMM AT NW COR OF SEC, RUN SE 19
COR OF SE1/4 OF NW1/4, RUN E 827
POB, CONT E 407.89 FT, S 1703.97

CARDIN DOUGLAS J/CARDIN BEVERLY
P O BOX 3704
LAKE CITY, FL 32056-3704

2026

19-5S-18-10598-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1518.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	50,488
TOTALS	2,052			2,052	50,488

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0080	DECKING	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00
3	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00
4	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	6200	A	PASTURE 3	0		00	0.00	0.00	14.87
2	0102	C	SFR/MH	100		00	0.00	0.00	1.00
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	14.87

REVIEW DATE 10/06/2015 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,052	102.5100	61.51	126,219	1989	1989		0	0	60.00	40.00	
1 MOBILE HME 100% - 0 Heated Area: 2052 HX Base Yr													
27 BAS 27													
TOTALS 2,052 2,052 50,488													

745 SE LESLIE WOOD LN, LULU									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/08/2025 MLU									

TOTAL OB/XF													
9,000													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	6200	A	PASTURE 3	0		00	0.00	0.00	14.87	AC		1.00	1.00
2	0102	C	SFR/MH	100		00	0.00	0.00	1.00	AC		1.00	1.00
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	14.87	AC		1.00	1.00

Total Acres: 15.87 Total Land Value: 12,164 Market: 118,960 Agricultural: 4,164 Common: 8,000

COLUMBIA COUNTY PROPERTY													
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VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 3 Tax Dist:													
BUILDING MARKET VALUE 50,488													
TOTAL MARKET OB/XF VALUE 9,000													
TOTAL LAND VALUE - MARKET 126,960													
TOTAL MARKET VALUE 71,652													
SOH/AGL Deduction 38,399													
ASSESSED VALUE 33,253													
TOTAL EXEMPTION VALUE HX HB 25,000													
BASE TAXABLE VALUE 8,253													
TOTAL JUST VALUE 186,448													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 186,448													
SALE:1:1: AG LAND / 15.87 AC @ APPROX \$820 PER AC.													
BLDG:1:1: MEAD													
XFOB:1:1: MEAD MH (PD \$25000 IN 1989)													
PERMIT NUM DESCRIPTION AMT ISSUED													
000042995 Roof Replacement 16,910 10/20/2021													
SALES DATA													
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE													
0651/0667 4/13/1988 WD U V 13,000													
GRANTOR: WOOD HALBERT &													
GRANTEE: CARDIN DOUGLAS &													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W76 S27 E76 N27\$.													

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