

LOT 3 APPLEWOOD S/D.
855-1048, 912-979,980, DC 1280-1

LEPPER JOHN M/SHIELS TERRI L
141 SW MINNIE GLN
LAKE CITY, FL 32025

2025

20-4S-17-08605-103

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 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 20417.020 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,375	100		1,375	132,704
FEP	168	80		134	12,932
FGR	420	55		231	22,294
FOP	48	30		14	1,351
TOTALS	2,011			1,754	169,282

MARKET ADJUSTMENTS

1 SINGLE FAM - 50% - 2023

Heated Area: 1375

HX Base Yr 2023

The floor plan shows a large rectangular area labeled 'BAS' (Basement) with dimensions 39 by 25. Attached to the top of BAS is a smaller rectangular area labeled 'FEP' (Front Porch) with dimensions 14 by 12. Attached to the bottom of BAS is a rectangular area labeled 'FOP' (Front Porch) with dimensions 4 by 12. Attached to the right side of BAS is a rectangular area labeled 'FGR' (Front Yard) with dimensions 20 by 21. The overall dimensions of the lot are 22 by 21.

141 SW MINNIE GLN, LAKE CITY

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		169,282	
TOTAL MARKET OB/XF VALUE		3,618	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		187,900	
SOH/AGL Deduction		4,968	
ASSESSED VALUE		182,932	
TOTAL EXEMPTION VALUE		HA HAB	50,722
BASE TAXABLE VALUE		132,210	
TOTAL JUST VALUE		187,900	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		179,608	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052604	Roof Replacement	13,700	03/17/2025
17096	SFR	235	06/16/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1346/0800	10/19/2017	WD	Q	I	01
GRANTOR: DAVID LEE BORAH & XIN					SALE PRICE
GRANTEE: JOHN M LEPPER & TER					
1295/0465	5/20/2015	WD	Q	I	01
GRANTOR: VERA E BAILEY (FKA DO					122,000
GRANTEE: DAVID LEE BORAH & X					

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0166	CONC, PAVMT	0	50	0	0	1,812.00	UT	1.50	1.50	100	2000	2000	3
2	0294	SHED WOOD/	0	50	10	12	120.00	UT	7.50	7.50	100	2000	2000	3

LAND DESCRIPTION														
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	TOT ADJ
1	0100	C	SFR	50		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00