W1/2 OF SE1/4 OF SW1/4 OF SE1/4.
1047-2944, WD 1439-677,

LESLIE BRANDON/LESLIE COURTNEY
445 NE DEEP CREEK GLN
LAKE CITY, FL 32055

2026

28-1S-17-04591-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

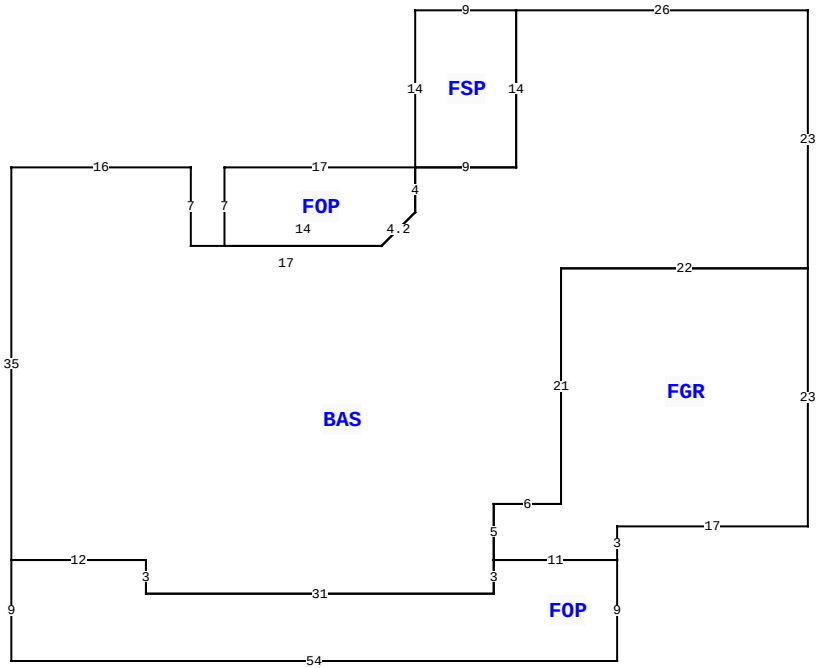
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	28117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,205	100		2,205	254,888
FGR	551	55		303	35,025
FOP	115	30		34	3,930
FOP	393	30		118	13,640
FSP	126	40		50	5,780
TOTALS	3,390			2,710	313,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,710	127.4196	142.71	386,744	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2023 Heated Area: 2205 HX Base Yr 2023



445 NE DEEP CREEK GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		313,263
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		349,663
SOH/AGL Deduction		29,425
ASSESSED VALUE		320,238
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		269,516
TOTAL JUST VALUE		349,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40889	MAINT/ALTR	0	11/16/2020
24010	SFR	643	01/03/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1439/677	5/28/2021	WD	Q	I	01	295,000
GRANTOR: LAW JOEL A						
GRANTEE: LESLIE BRANDON						
1047/2944	6/03/2005	WD	Q	V	06	100
GRANTOR: JAMES C LAW SR & JESS						
GRANTEE: JOEL A & SUSAN M LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= W9 S14 E9 N14$ S14 W9 FOP= W17 S7 E14 R3 U3 N4$ S4 D3 L3 W17 N7 W16 S35 FOP= S9 E54 N9 W11 S3 W31 N3 W12$ E12 S3 E31 N3 FGR= E11 N3 E17 N23 W22 S21 W6 S5$ N5 E6 N21 E22 N23$.

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	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 1,400

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	5.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,000							

REVIEW DATE 07/20/2015 BY DF Total Acres: 5.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS