LOT 1 BLOCK 2 OAK RIDGE S/D UNR:
SW1/4 OF SW1/4, N 214.47 FT FOR
S 131.50 FT, E 87.50 FT, N 131.4

LEUSCHNER WILLIAM/LEUSCHNER SIOBHOM MARIE
1202 NW DAKOTA GLN
LAKE CITY, FL 32055

2026

30-3S-17-05867-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

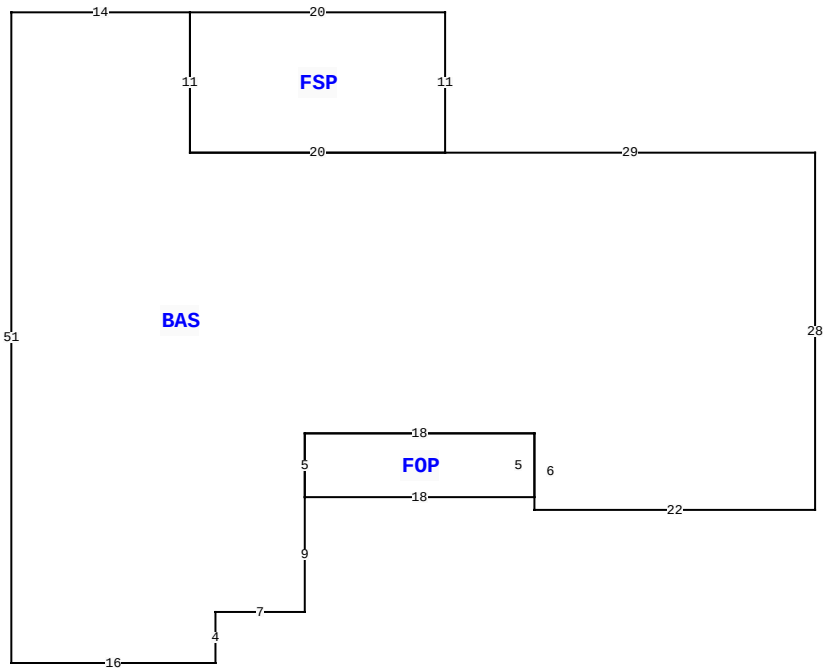
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,058	100		2,058	208,489
FOP	90	30		27	2,735
FSP	220	40		88	8,915
TOTALS	2,368			2,173	220,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,173	111.6720	125.07	271,777	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2021 Heated Area: 2058 HX Base Yr 2021



1202 NW DAKOTA GLN, 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: 1	Tax Dist:	
BUILDING MARKET VALUE		220,139
TOTAL MARKET OB/XF VALUE		3,898
TOTAL LAND VALUE - MARKET		10,930
TOTAL MARKET VALUE		234,967
SOH/AGL Deduction		51,275
ASSESSED VALUE		183,692
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,970
TOTAL JUST VALUE		234,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3601	SFR	390	02/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/0058	7/15/2019	WD	Q	I	01	178,000
GRANTOR: PATRICK E PRATHER & L						
GRANTEE: WILLIAM & SIOBHON M						
1340/0324	6/30/2017	WD	Q	I	01	145,000
GRANTOR: PAULA ASH						
GRANTEE: PATRICK E PRATHER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FSP= N11 W20 S11 E20$ W20 N11 W14 S51 E16 N4E7 N9
FOP= E18 N5 W18 S5$ N5 E18 S6 E22 N28$.

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	0294	SHED WOOD/	0	100	0	0	2.00	UT	200.00	200.00	100	0	0	3	100	400	
2	0166	CONC,PAVMT	0	100	0	0	816.00	UT	3.00	3.00	100	2006	2006	3	100	2,448	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 3,898

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		00	0.00	0.00	11,505.02	SF		1.00	1.00	1.00	0.95	0.95	10,930							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.26 Total Land Value: 10,930 Market: 0 Agricultural: 0 Common: 10,930 PRINTED 11/19/2025 BY SYS