W DIV: SW1/4 OF SW1/4 BLOCK A, E
OF SW1/4, BLOCK A, RUN S 100 FT,
FT FOR POB, CONT E 34.26 FT, S 3

MCLEOD AMY ELIZABETH
455 NW DESOTO ST
LAKE CITY, FL 32056

2026

00-00-00-12279-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

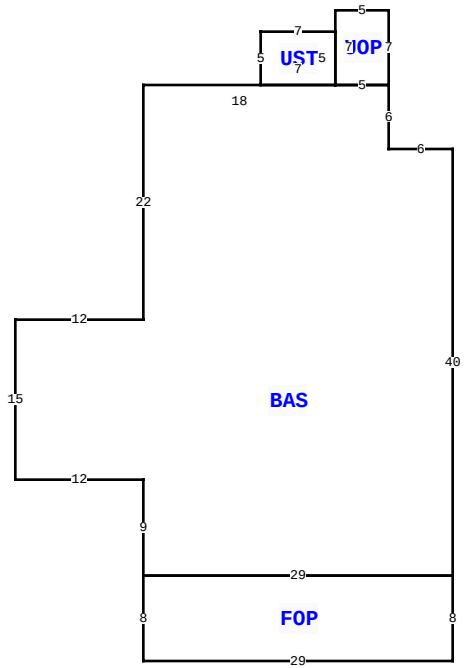
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition		N/A 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,478	100		1,478	64,771
FOP	232	30		70	3,067
UOP	35	20		7	307
UST	35	45		16	701
TOTALS	1,780			1,571	68,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,571	60.1920	67.42	105,917	1920	1920	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1478 HX Base Yr 2023



455 NW DESOTO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		68,846
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		84,046
SOH/AGL Deduction		7,197
ASSESSED VALUE		76,849
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		20,438
TOTAL JUST VALUE		84,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/1589	10/13/2022	WD	Q	I	01	80,000
GRANTOR: COURSON JERRY W						
GRANTEE: MCLEOD AMY ELIZABET						
1400/0204	11/22/2019	WD	U	I	37	18,000
GRANTOR: GLENDA A COX						
GRANTEE: JERRY W & TARA O CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 N6 UOP= N7 W5 S7 E5$W5 UST= N5 W7 S5 E7$ W18 S22 W12 S15 E12 S9 FOP= S8 E29 N8W29$ E29 N40$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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		*RSF-3	0.00	0.00	12,000.00	SF		1.00	1.00	1.00	1.25	1.25	15,000							

REVIEW DATE 09/03/2020 BY RP Total Acres: 0.28 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 06/08/2026 BY SYS