S DIV: COMM NW COR OF NE1/4 OF S
FT FOR POB, S 115 FT, E 600 FT,
FT TO POB. BLOCK 309

LEONARD PHYLLIS C/LEONARD MARGARET A
389 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2027

00-00-00-13912-000

BUILDING CHARACTERISTICS

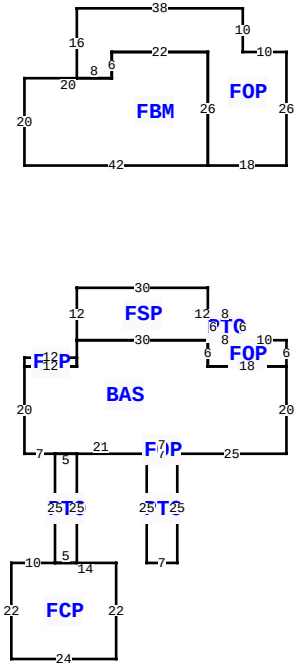
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,366	100		1,366	150,823
FBM	972	80		778	85,901
FCP	528	25		132	14,575
FOP	14	30		4	442
FOP	24	30		7	773
FOP	108	30		32	3,533
FOP	896	30		269	29,701
FSP	360	40		144	15,899
PTO	48	5		2	221
PTO	125	5		6	662
TOTALS	4,616			2,749	303,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,749	111.5240	122.68	337,247	1992	2017	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2020 Heated Area: 2338 HX Base Yr 2020



** This building has 11 Sub-Areas

389 SW LAKEVIEW AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	33	39	1,287.00	UT	1.40	1.40	100	0	0	3	100	1,802	
2	0166	CONC,PAVMT	0	100	72	12	864.00	UT	1.40	1.40	100	0	0	3	100	1,210	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
5	0080	DECKING	0	100	0	0	130.00	UT	5.00	5.00	100	2016	2016	3	100	650	
6	0083	DOCK-LAKE	0	100	0	0	250.00	UT	11.50	11.50	100	2016	2016	3	47	1,351	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		303,522
TOTAL MARKET OB/XF VALUE		6,313
TOTAL LAND VALUE - MARKET		42,250
TOTAL MARKET VALUE		352,085
SOH/AGL Deduction		100,858
ASSESSED VALUE		251,227
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		199,816
TOTAL JUST VALUE		352,085
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1386/0759	6/10/2019	WD	Q	I	01	260,000
GRANTOR: DAVID J & RACHEL D RA						
GRANTEE: PHYLLIS C LEONARD &						
1272/0944	4/04/2014	WD	Q	I	01	177,000
GRANTOR: PENNY OPPERMANN						
GRANTEE: DAVID J & RACHEL D						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= W10 PTO= N6 W8 S6 E8$ W8 S6 E18 BAS= W18 N6 FSP= N12 W30 S12 E30$ W30 S4 FOP= W12 S2 E12 N2$ S2 W12 S20 E7 PTO= S25 FCP= W10 S22 E24 N22 W14$ E5 N25 W5$ E21 PTO= S25 E7 N25 W7$ FOP= E7 N2 W7 S2$ N2 E7 S2 E25 N20$ N6$ PTR=N40 FOP= N26 W10 N10 W38 S16E8 N6 E22 S26 FBM= N26 W22 S6 W20 S20 E42$ E18$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 6,313

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	0133	C	SFR LAKE	100		*RSF-	120.00	221.00	130.00	FF		1.00	1.00	1.00	325.00	325.00	42,250							

REVIEW DATE 09/13/2016 BY DF Total Acres: 0.61 Total Land Value: 42,250 Market: 0 Agricultural: 0 Common: 42,250 PRINTED 11/17/2026 BY SYS