

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

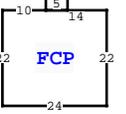
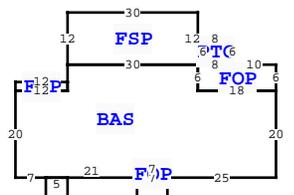
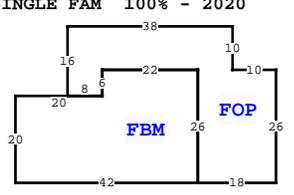
LEONARD PHYLLIS C/LEONARD MARGARET A  
 389 SW LAKEVIEW AVE  
 LAKE CITY, FL 32025

**2026**

00-00-00-13912-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	60
Exterior Wall	15	CONC BLOCK	40
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	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/	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020		Heated Area: 2338					HX Base Yr 2020	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,366	100		1,366	156,306
FBM	972	80		778	89,024
FOP	528	25		132	15,104
FOP	14	30		4	458
FOP	24	30		7	801
FOP	108	30		32	3,661
FOP	896	30		269	30,781
FSP	360	40		144	16,477
PTO	48	5		2	229
PTO	125	5		6	687
TOTALS	4,616			2,749	314,557

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	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

\*\* This building has 11 Sub-Areas  
 389 SW LAKEVIEW AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	314,557		
TOTAL MARKET OB/XF VALUE	6,313		
TOTAL LAND VALUE - MARKET	42,250		
TOTAL MARKET VALUE	363,120		
SOH/AGL Deduction	119,210		
ASSESSED VALUE	243,910		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	192,499		
TOTAL JUST VALUE	363,120		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	362,097		

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	Q	I	01	260,000
GRANTOR: DAVID J & RACHEL D RA						
GRANTEE: PHYLLIS C LEONARD &						
1272/0944	4/04/2014	WD Q	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

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	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							