COMM NW COR OF NW1/4 OF SW1/4,
RUN S 361.31 FT TO C/L SR-247,
NE ALONG C/L 11.82 FT, SE 50

GUSTAVSON CHANTAL STE-MARIE/GUSTAVSON D TODD
199 SW LEISURE DR
LAKE CITY, FL 32025

**2027**

**01-4S-16-02678-001**

## BUILDING CHARACTERISTICS

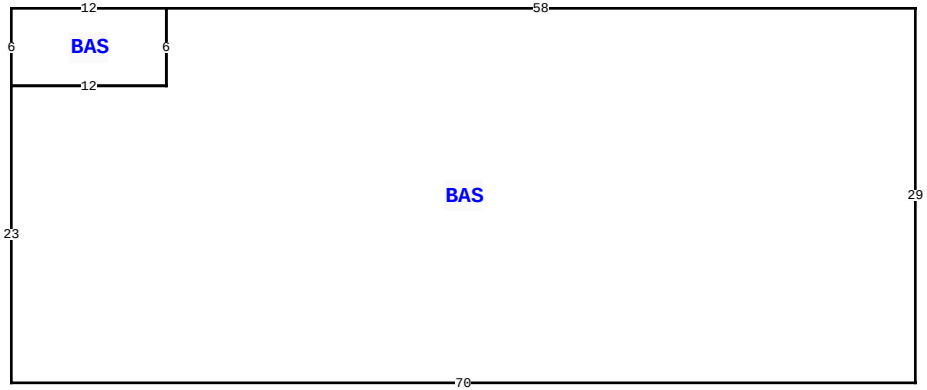
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 4.5 100 |
| 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 06 |
| NEIGHBORHOOD/LOC | 1416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 72 | 100 | | 72 | 6,909 |
| BAS | 1,958 | 100 | | 1,958 | 187,895 |
| BAS | 2,000 | 100 | | 2,000 | 191,926 |
| FGR | 1,193 | 55 | | 656 | 62,952 |
| FOP | 1,606 | 30 | | 482 | 46,254 |
| TOTALS | 6,829 | | | 5,168 | 495,937 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 5,168 | 124.6256 | 137.09 | 708,481 | 1970 | 1995 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM 100% - 0 Heated Area: 4030 HX Base Yr




199 SW LEISURE DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 MLU |
| 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 | 0260 | PAVEMENT-A | 0 | 100 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 50 | 0 | 0 | 3 | 50 | 400 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2003 | 2003 | 3 | 100 | 1,200 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 480.00 | UT | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 100 | 3,120 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 495,937 |
| TOTAL MARKET OB/XF VALUE | | 4,720 |
| TOTAL LAND VALUE - MARKET | | 40,950 |
| TOTAL MARKET VALUE | | 541,607 |
| SOH/AGL Deduction | | 427,607 |
| ASSESSED VALUE | | 114,000 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 62,589 |
| TOTAL JUST VALUE | | 541,607 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 550,614 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19419 | ADDN SFR | 373 | 04/12/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0885/2054 | 8/06/1999 | WD | Q | I | 01 | 100 |
| GRANTOR: CHANTAL STE MARIE | | | | | | |
| GRANTEE: CHANTAL STE-MARIE & | | | | | | |
| 0778/1223 | 8/05/1993 | WD | Q | I | 03 | 0 |
| GRANTOR: CLAUDE STE-MARIE | | | | | | |
| GRANTEE: CHANTAL STE-MARIE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W58 BAS= W12 S6 E12 N6$S6 W12 S23 E70 N29$ BAS= 2000$
FGR= 1193$ FOP= 1606$.

## LAND DESCRIPTION

TOTAL OB/XF 4,720

| 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 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.17 | 35,000.00 | 40,950.00 | 40,950 | | | | | | | |

REVIEW DATE 08/22/2023 BY JB Total Acres: 1.35 Total Land Value: 40,950 Market: 0 Agricultural: 0 Common: 40,950 PRINTED 11/16/2026 BY SYS