BEG SW COR OF NW1/4 OF SW1/4, N 89.95 FT, SW 31.69 FT TO N LINE 248.87 FT, SE 133.30 FT FOR POB,

WYNN BROTHER REALTY LLC
1671 SE INGLEWOOD AVE
LAKE CITY, FL 32025

2027

01-4S-16-02678-020

BUILDING CHARACTERISTICS

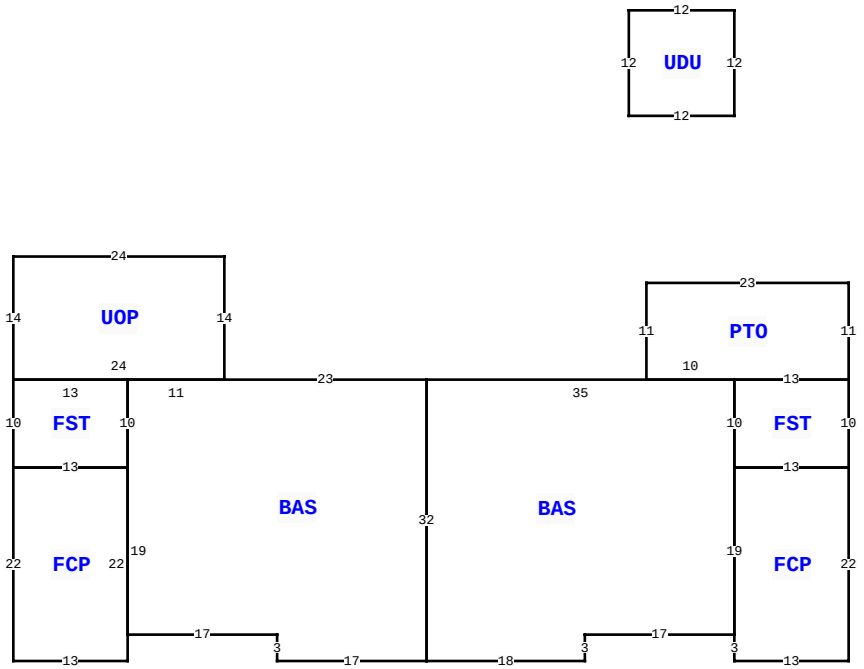
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
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	1,037	100		1,037	58,216
BAS	1,069	100		1,069	60,012
FCP	286	25		72	4,042
FCP	286	25		72	4,042
FST	130	55		72	4,042
FST	130	55		72	4,042
PTO	253	5		13	730
UDU	144	55		79	4,435
UOP	336	20		67	3,761
TOTALS	3,671			2,553	143,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,553	119.4960	103.96	265,410	1979	1979	0	0	0	46.00	54.00

1 DUPLEX 0% - 0 Heated Area: 2106 HX Base Yr



325 SW LEISURE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	143,321
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	170,321
SOH/AGL Deduction	0
ASSESSED VALUE	170,321
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,321
TOTAL JUST VALUE	170,321
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32394	MAINT/ALTR	50	10/13/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/336	10/22/2026	WD	Q	I	01	275,000
GRANTOR: CRAWFORD SCOTT A						
GRANTEE: WYNN BROTHER REALTY						
1057/1505	3/25/2005	WD	Q	I	06	100
GRANTOR: WILLIAM F & LESLIE A						
GRANTEE: SCOTT A CRAWFORD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 BAS= W23 UOP= N14 W24 S14 E24$ W11 FST= W13 S10 E13 N10$ S10 FCP= W13 S22 E13 N22$ S19 E17 S3 E17 N32$ S32 E18 N3 E17 FCP= S3 E13 N22 W13 S19$ N19 FST= E13 N10 W13 S10$ N10$ PTO= E13 N11 W23 S11 E10$ PTR=N30 UDU= N12 W12 S12 E12$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0300	C	MULTI-FAM	0		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	25,000.00	25,000.00	12,500							
2	0300	C	MULTI-FAM	0			0.00	0.00	0.50	LT		1.00	1.00	1.00	25,000.00	25,000.00	12,500							

REVIEW DATE 08/22/2023 BY JB Total Acres: 0.51 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS