COMM SW COR OF NW1/4 OF SW1/4, N
COR OF N3/4 OF NW1/4 OF SW1/4, R
NE 162.02 FT TO SW LINE UNREC S/

WYNN BROTHERS REALTY LLC
1671 INGLEWOOD AVE
LAKE CITY, FL 32025

2027

01-4S-16-02678-021

BUILDING CHARACTERISTICS

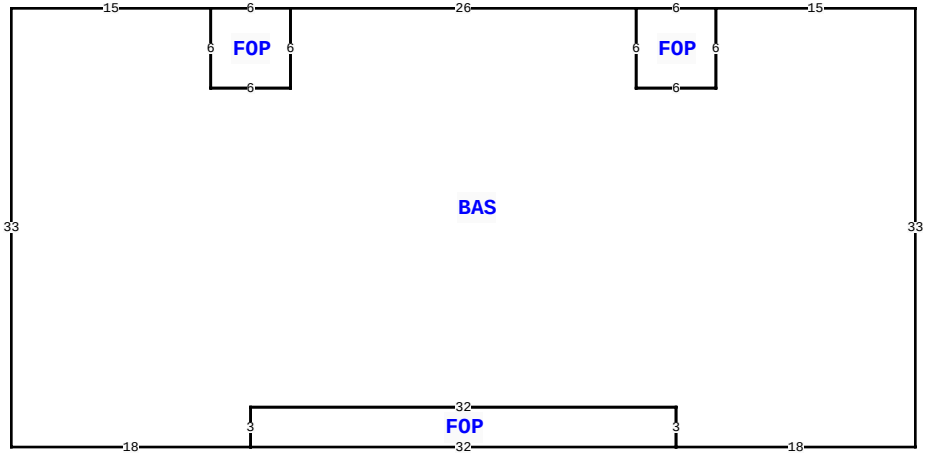
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
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	2,076	100		2,076	119,318
FOP	36	30		11	633
FOP	36	30		11	633
FOP	96	30		29	1,667
TOTALS	2,244			2,127	122,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,127	120.1200	104.50	222,272	1980	1980	0	0	0	45.00	55.00

1 DUPLEX 0% - 0 Heated Area: 2076 HX Base Yr



301 SW LEISURE DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,900	
2	0297	SHED CONCR	0	0	20	16	320.00	UT	5.00	5.00	100	1993	1993	3	100	1,600	
3	0060	CARPORT F	0	0	11	16	176.00	UT	5.00	5.00	100	1993	1993	3	100	880	
4	0258	PATIO	0	0	8	8	64.00	UT	2.50	2.50	100	1993	1993	3	100	160	
5	0258	PATIO	0	0	8	8	64.00	UT	2.50	2.50	100	1993	1993	3	100	160	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	122,250
TOTAL MARKET OB/XF VALUE	4,750
TOTAL LAND VALUE - MARKET	17,500
TOTAL MARKET VALUE	144,500
SOH/AGL Deduction	0
ASSESSED VALUE	144,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,500
TOTAL JUST VALUE	144,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055629	Roof Replacement	16,000	05/07/2026
27645	MAINT/ALTR	35	02/20/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/2749	10/22/2026	WD	Q	I	01	275,000
GRANTOR: CRAWFORD SCOTT A						
GRANTEE: WYNN BROTHERS REALT						
1057/1505	3/25/2005	WD	Q	I	06	100
GRANTOR: WILLIAM F & LESLIE A						
GRANTEE: SCOTT A CRAWFORD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= W6 S6 E6 N6$ S6 W6N6 W26 FOP= W6 S6 E6 N6$ S6 W6N6 W15 S33 E18 FOP= E32 N3 W32S3$ N3 E32 S3 E18 N33$.

LAND DESCRIPTION

TOTAL OB/XF 4,750

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	0800	C	MULTI-FAM	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.70	25,000.00	17,500.00	17,500							

REVIEW DATE 08/22/2023 BY JB Total Acres: 0.51 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 11/17/2026 BY SYS