

LOT 1 BLOCK 1 QUAIL HEIGHTS S/D.
ORB 376-617, WD 1170-1231, WD 12

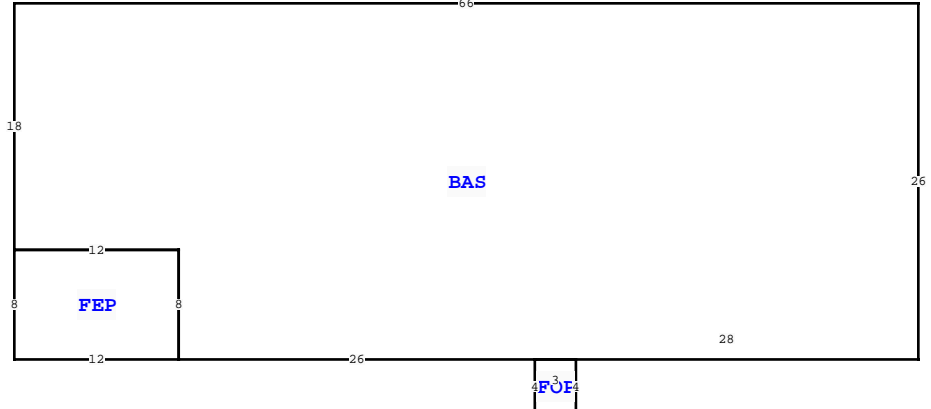
WESTON MARQUIS MANTRELL
1927 SW LESLIE GLN
LAKE CITY, FL 32025

2026

01-4S-16-02709-001
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	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

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%	- 2010		Heated Area: 1620					HX Base Yr	2010



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	134,995
FEP	96	80		77	6,416
FOP	12	30		4	333
TOTALS	1,728			1,701	141,744

NEIGHBORHOOD/LOC		MKT AREA	
1416.0200	1.00/		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			141,744
TOTAL MARKET OB/XF VALUE			4,100
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			164,344
SOH/AGL Deduction			78,997
ASSESSED VALUE			85,347
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			33,936
TOTAL JUST VALUE			164,344
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			164,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1213/0789	4/13/2011	WD U	I	I	30	24,400
GRANTOR: LESLIE & JUANITA WEST						
GRANTEE: MARQUIS MANTRELL WE						
1170/1231	4/01/2009	WD U	I	I	16	3,400
GRANTOR: LESLIE & JUANITA WEST						
GRANTEE: LESLIE & JUANITA WE						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
1927 SW LESLIE GLN, LAKE CITY										04/21/2023	MLU		

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	50	20	1,000.00	UT	1.40	1.40	100	0	0	3	100	1,400	
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0263	PRCH, USP	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2024	2023		100	2,200	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W66 S18 FEP= S8 E12 N8 W12\$ E12 S8 E26 FOP= S4 E3 N4 W3\$ E28 N26\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	18,500.00	18,500.00	18,500							