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

2027

01-4S-16-02709-001

BUILDING CHARACTERISTICS

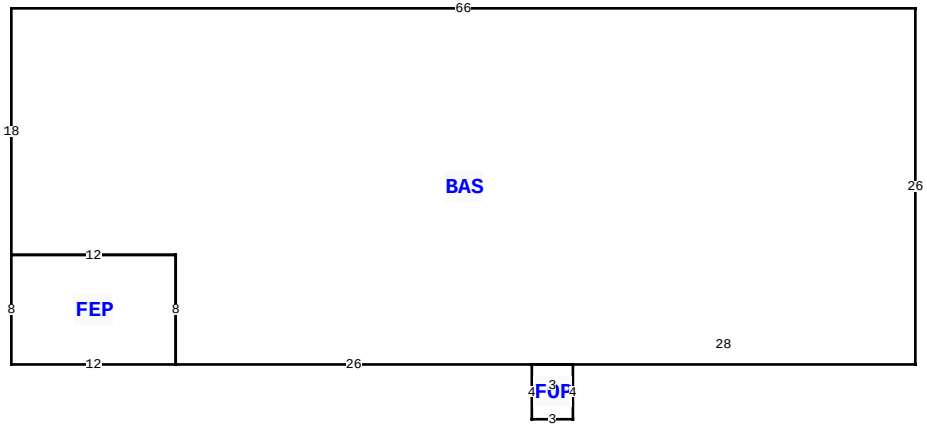
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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
NEIGHBORHOOD/LOC	1416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	132,583
FEP	96	80		77	6,302
FOP	12	30		4	328
TOTALS	1,728			1,701	139,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,701	114.4640	125.91	214,173	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2010 Heated Area: 1620 HX Base Yr 2010



1927 SW LESLIE GLN, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		139,212
TOTAL MARKET OB/XF VALUE		4,100
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		161,812
SOH/AGL Deduction		73,905
ASSESSED VALUE		87,907
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		36,496
TOTAL JUST VALUE		161,812
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	30	24,400
GRANTOR: LESLIE & JUANITA WEST						
GRANTEE: MARQUIS MANTRELL WE						
1170/1231	4/01/2009	WD	U	I	16	3,400
GRANTOR: LESLIE & JUANITA WEST						
GRANTEE: LESLIE & JUANITA WE						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	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	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	

LAND DESCRIPTION

TOTAL OB/XF 4,100

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	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/10/2023 BY KS Total Acres: 0.35 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS