

LOT 3 BLOCK 1 QUAIL HEIGHTS S/D.
411-283,879-719, WD 1031-1009, Q

DEVITA VINCENT
1875 SW LESLIE GLN
LAKE CITY, FL 32025

2026

01-4S-16-02709-003
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	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
BAS	1,148	100	
FGR	300	55	
FOP	24	30	
TOTALS	1,472		
TOTALS		1,320	138,910

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%	- 2026	129.92	171,494	2006	2006	0	0	19.00	81.00

Heated Area: 1148 HX Base Yr 2026

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		138,910	
TOTAL MARKET OB/XF VALUE		1,656	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		159,066	
SOH/AGL Deduction		0	
ASSESSED VALUE		159,066	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		107,655	
TOTAL JUST VALUE		159,066	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		160,781	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052917	Roof Replacement	11,250	04/21/2025
23345	SFR	374	06/30/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/695	5/05/2025	WD Q	Q	I	01	200,000
GRANTOR: MCALPIN HOLDINGS LLC						
GRANTEE: DEVITA VINCENT						
1246/0758	12/12/2012	WD Q	Q	I	01	94,000
GRANTOR: CHRISTOPHER A & REBEK						
GRANTEE: MCALPIN HOLDINGS LL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	100	0	0	UT	2.25	2.25	100	2006
1875 SW LESLIE GLN, LAKE CITY											

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

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W41 S28 E21 FOP= S4 E6 N4 W6\$ E20 N8 FGR= E15 N20 W15 S20\$ N20\$.											

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							