LOT 4 BLOCK 1 QUAIL HEIGHTS
S/D.

HENDERSON MICHAEL E
1857 SW LESLIE GLN
LAKE CITY, FL 32025

2026

01-4S-16-02709-004

BUILDING CHARACTERISTICS

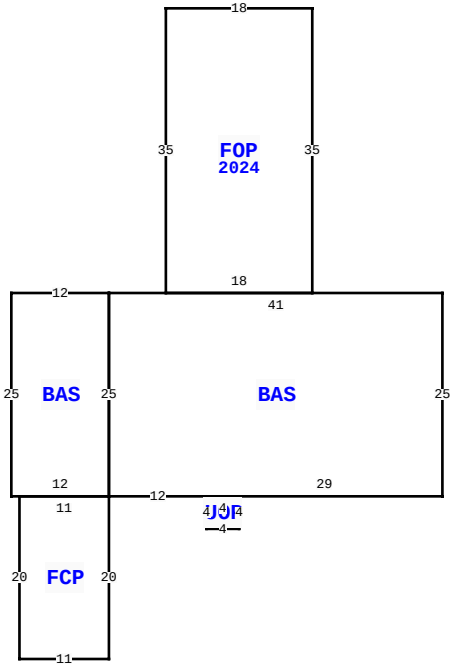
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	300	100		300	26,530
BAS	1,025	100		1,025	90,643
FCP	220	25		55	4,864
FOP	630	30	2024	189	16,713
UOP	16	20		3	265
TOTALS	2,191			1,572	139,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,572	121.4730	136.05	213,871	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1325 HX Base Yr 2014



1857 SW LESLIE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	100	9	60	540.00	UT	1.40	1.40	100	0	0	3	100	756	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		139,016
TOTAL MARKET OB/XF VALUE		2,156
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		159,672
SOH/AGL Deduction		48,658
ASSESSED VALUE		111,014
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		59,603
TOTAL JUST VALUE		159,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1230/2387	3/05/2012	WD	Q	I	01	90,000
GRANTOR: BYRON G & HEATHER M G						
GRANTEE: MICHAEL E HENDERSON						
1036/2656	1/28/2005	WD	Q	I		74,000
GRANTOR: VICE						
GRANTEE: GILBERT & DARDEN (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W41 S25 E12 E29 N25 $
BAS=[ORIG=-41,0] W12 S25 E12 N25 $
FCP=[ORIG=-41,25] W11 S20 E11 N20 $
UOP=[ORIG=-29,25] S4 E4 N4 W4 $
FOP=[YR=2024;ORIG=-34,-35] E18 S35 W18 N35 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,156

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/16/2023 BY JB Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/22/2026 BY SYS