LOT 5 BLOCK 1 QUAIL HEIGHTS S/D.
697-725, 805-03, 901-2455, 908-8

MINNIS MICHAEL/MINNIS MYRA
1839 SW LESLIE GLN
LAKE CITY, FL 32025

2027

01-4S-16-02709-005

BUILDING CHARACTERISTICS

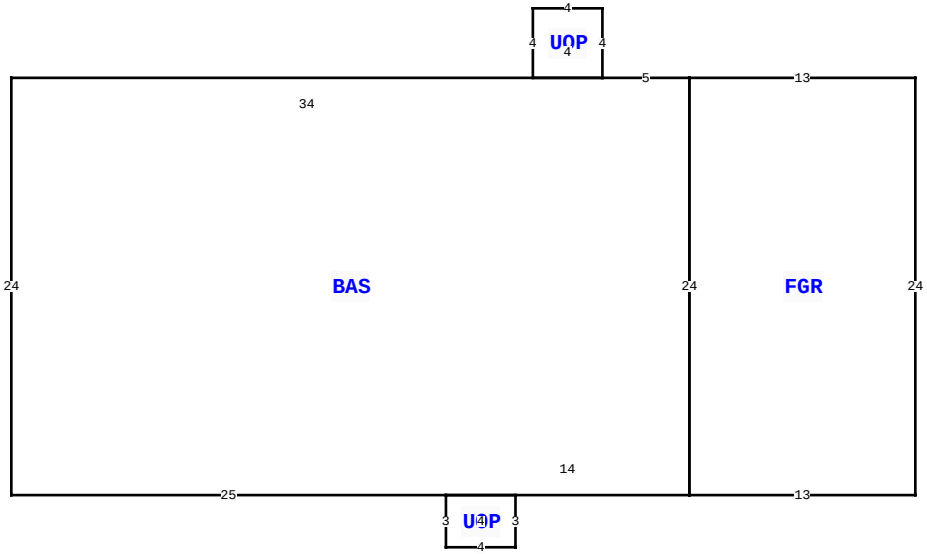
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	936	100		936	118,050
FGR	312	55		172	21,693
UOP	12	20		2	252
UOP	16	20		3	379
TOTALS	1,276			1,113	140,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,113	122.2980	134.53	149,732	1989	2020	0	0	0	6.25	93.75

1 SINGLE FAM 100% - 2022 Heated Area: 936 HX Base Yr 2022



1839 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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	140	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		140,374
TOTAL MARKET OB/XF VALUE		1,640
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		160,514
SOH/AGL Deduction		12,541
ASSESSED VALUE		147,973
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		96,562
TOTAL JUST VALUE		160,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1437/2045	5/07/2021	WD	Q	I	01	136,000
GRANTOR: HOUSE2HOME STAGING LL						
GRANTEE: MINNIS MICHAEL						
1430/113	2/05/2021	WD	Q	I	03	75,000
GRANTOR: WISNIEWSKI STEVEN						
GRANTEE: HOUSE2HOME STAGING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 UOP= N4 W4 S4 E4 $ W34 S24 E25 UOP= S3E4 N3 W4$
E14FGR= E13 N24 W13 S24 $ N24$.

LAND DESCRIPTION

TOTAL OB/XF 1,640

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 08/16/2023 BY JB Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS