LOT 13 BLOCK 1 QUAIL HEIGHTS S/D
435-289, WD 1136-1570,

POTTLE CHRISTOPHER B LIVING TRUST
P O BOX 3477
LAKE CITY, FL 32056-3477

2027

01-4S-16-02709-013

BUILDING CHARACTERISTICS

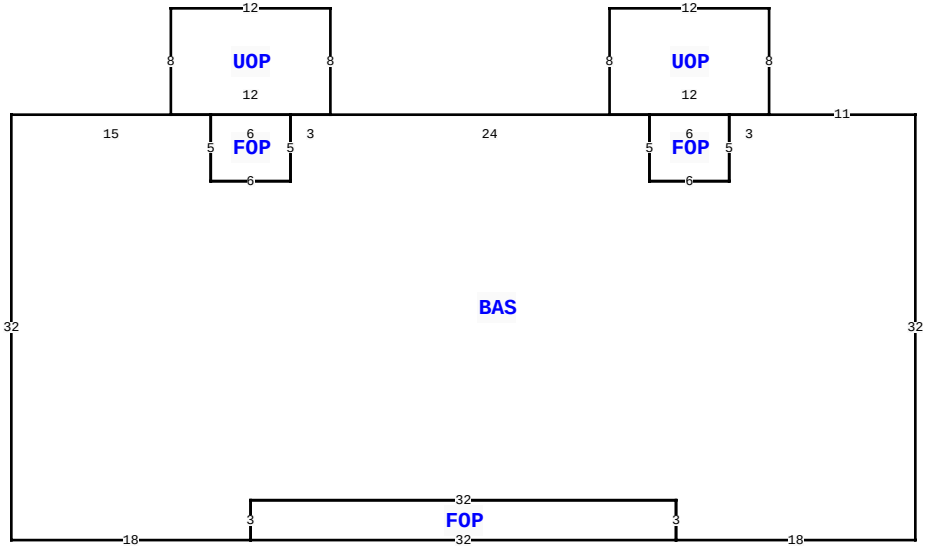
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
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	2,020	100		2,020	108,513
FOP	30	30		9	483
FOP	30	30		9	483
FOP	96	30		29	1,558
UOP	96	20		19	1,021
UOP	96	20		19	1,021
TOTALS	2,368			2,105	113,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,105	114.3450	99.48	209,405	1979	1979	0	0	0	46.00	54.00

1 DUPLEX 0% - 0 Heated Area: 2020 HX Base Yr



1685 SW LESLIE GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	113,079
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	132,379
SOH/AGL Deduction	0
ASSESSED VALUE	132,379
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,379
TOTAL JUST VALUE	132,379
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			12/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1136/1570	9/12/2007	WD	Q	I	01	100

GRANTOR: CHRIS B POTTLE

GRANTEE: POTTLE CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 UOP= N8 W12 S8 E12$ W3 FOP= W6 S5 E6 N5$ S5 W6 N5 W24 UOP= N8 W12 S8 E12$ W3 FOP= W6 S5E6 N5$ S5 W6 N5 W15 S32 E18 FOP= E32 N3 W32 S3$ N3 E32 S3 E18 N32$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	

TOTAL OB/XF 800

LAND DESCRIPTION

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	0800	C	MULTI-FAM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/02/2024 BY JS Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS