COMM SW COR OF NW1/4 OF SE1/4, R
1477.49 FT TO W R/W OF CR-341, N
193.75 FT, W 93.15 FT FOR POB, C

1663 SW LESLIE GLN LAKE CITY, FL 32025 LAND TRUST
9169 WEST STATE STREET # 1942
GARDEN CITY, ID 83714

**2026**

**01-4S-16-02709-015**

## BUILDING CHARACTERISTICS

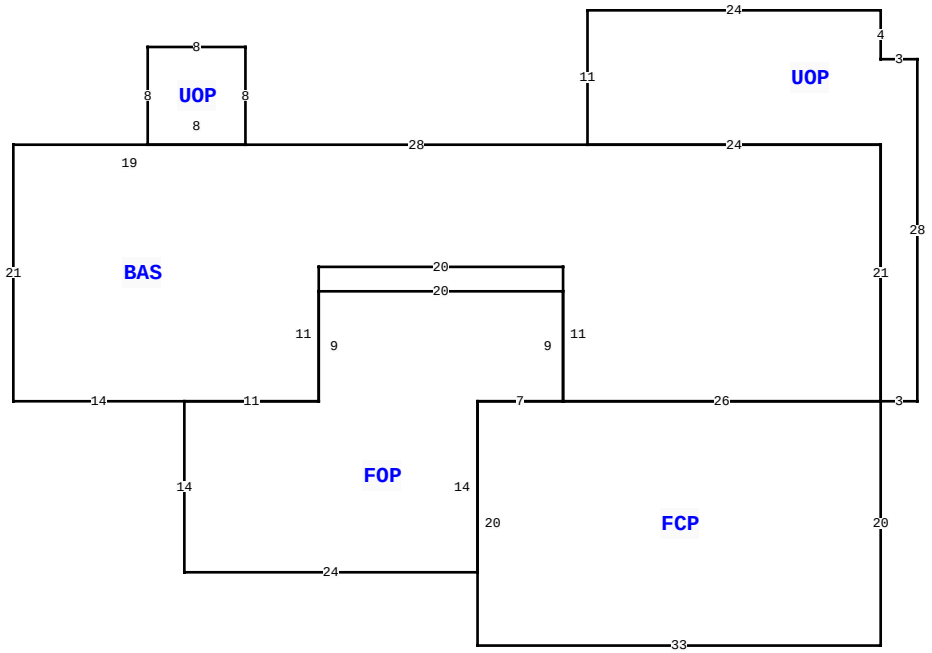
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0200 | MOBILE HOME |
| 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 | 1,271 | 100 | | 1,271 | 26,411 |
| FCP | 660 | 25 | | 165 | 3,429 |
| FOP | 516 | 35 | | 181 | 3,761 |
| UOP | 64 | 25 | | 16 | 332 |
| UOP | 348 | 25 | | 87 | 1,808 |
| TOTALS | 2,859 | | | 1,720 | 35,742 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,720 | 86.5890 | 51.95 | 89,354 | 1973 | 1973 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2023 Heated Area: 1271 HX Base Yr




1663 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 560 | |
| 2 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 300.00 | UT | 4.50 | 4.50 | 70 | 1993 | 1993 | 3 | 70 | 945 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0294 | SHED WOOD/ | 0 | 0 | 6 | 10 | 60.00 | UT | 7.50 | 7.50 | 75 | 1993 | 1993 | 3 | 75 | 338 | |
| 5 | 0296 | SHED METAL | 0 | 0 | 12 | 16 | 192.00 | UT | 5.00 | 5.00 | 75 | 1993 | 1993 | 3 | 75 | 720 | |
| 6 | 0252 | LEAN-TO W/ | 0 | 0 | 8 | 10 | 80.00 | UT | 2.00 | 2.00 | 100 | 1993 | 1993 | 3 | 100 | 160 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 35,742 |
| TOTAL MARKET OB/XF VALUE | 9,723 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 63,965 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 63,965 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 63,965 |
| TOTAL JUST VALUE | 63,965 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 63,965 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047322 | Electrical Servic | 0 | 05/25/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1471/2797 | 7/27/2022 | WD | U | I | 11 | 100 |
| GRANTOR: CALHOUN JAMES L | | | | | | |
| GRANTEE: 1663 SW LESLIE GLN | | | | | | |
| 1413/1579 | 6/17/2020 | PB | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: CALHOUN JAMES L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W28 UOP= N8 W8 S8 E8$ W19 S21 E14 FOP= S14 E24 N14 E7 N9 W20 S9 W11$ E11 N11 E20 S11 FCP= W7 S20 E33 N20 W26$ E26 UOP= E3 N28 W3 N4 W24 S11 E24S21$ N21 W24$.

## LAND DESCRIPTION

TOTAL OB/XF 9,723

| 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 | 0102 | C | SFR/MH | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 05/30/2023 BY TW Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/22/2026 BY SYS