

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

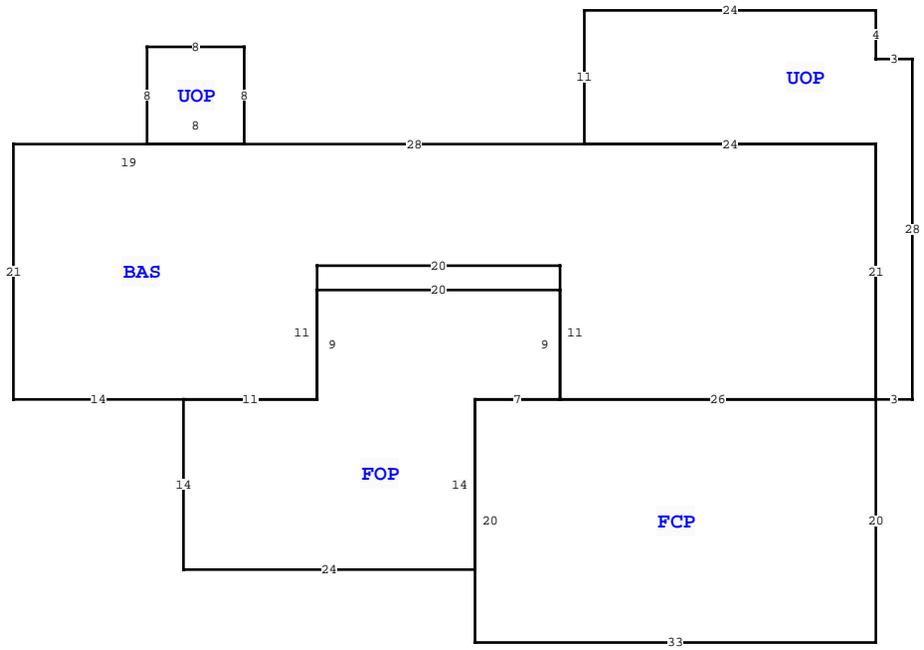
1663 SW LESLIE GLN LAKE CITY, FL 32025 LAND TRUST  
9169 WEST STATE STREET # 1942  
GARDEN CITY, ID 83714

**2026**

01-4S-16-02709-015  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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			06
NEIGHBORHOOD/LOC	1416.0200 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,271	100	
FCP	660	25	
FOP	516	35	
UOP	64	25	
UOP	348	25	
TOTALS	2,859		

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	54.55	93,826	1973	1973	0	0	60.00	40.00
1 MOBILE HME 0% - 2023 Heated Area: 1271 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		VALUATION SUMMARY	
Tax Group: 2	STANDARD		
BUILDING MARKET VALUE		37,530	
TOTAL MARKET OB/XF VALUE		9,723	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		65,753	
SOH/AGL Deduction		0	
ASSESSED VALUE		65,753	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		65,753	
TOTAL JUST VALUE		65,753	
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						

EXTRA FEATURES																	
L N	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	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	

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

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									
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	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							