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

2027

01-4S-16-02709-015

BUILDING CHARACTERISTICS

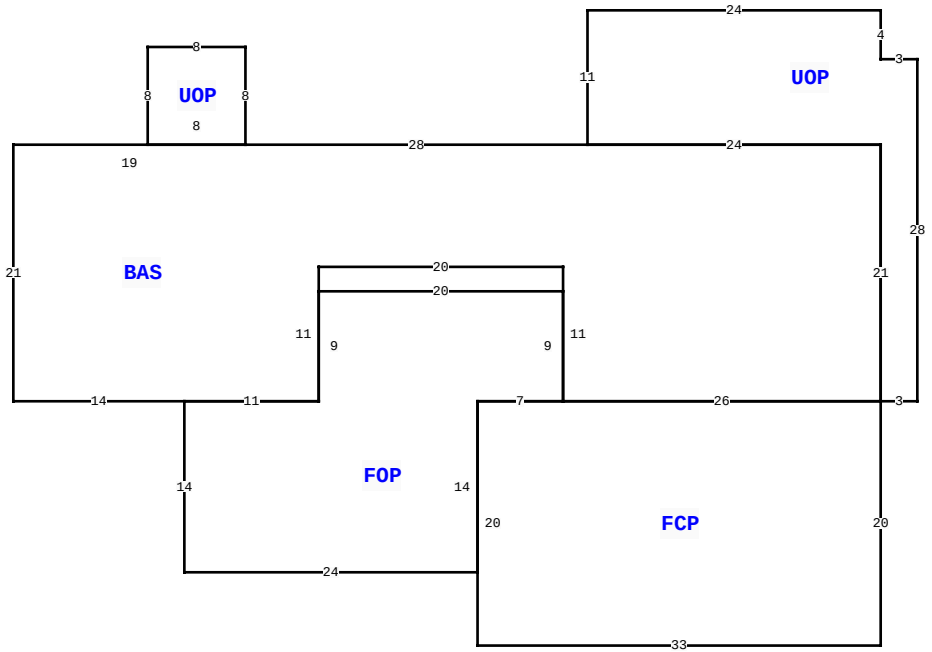
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	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 11/16/2026 BY SYS