LOT 17 BLOCK 1 QUAIL HEIGHTS S/D
ORB 694-727, 822-1447, QC 1210-1

CALHOUN ROOSEVELT JR/CALHOUN ALICE WILLIAMS
1688 SW LESLIE GLN
LAKE CITY, FL 32025

2026

01-4S-16-02709-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

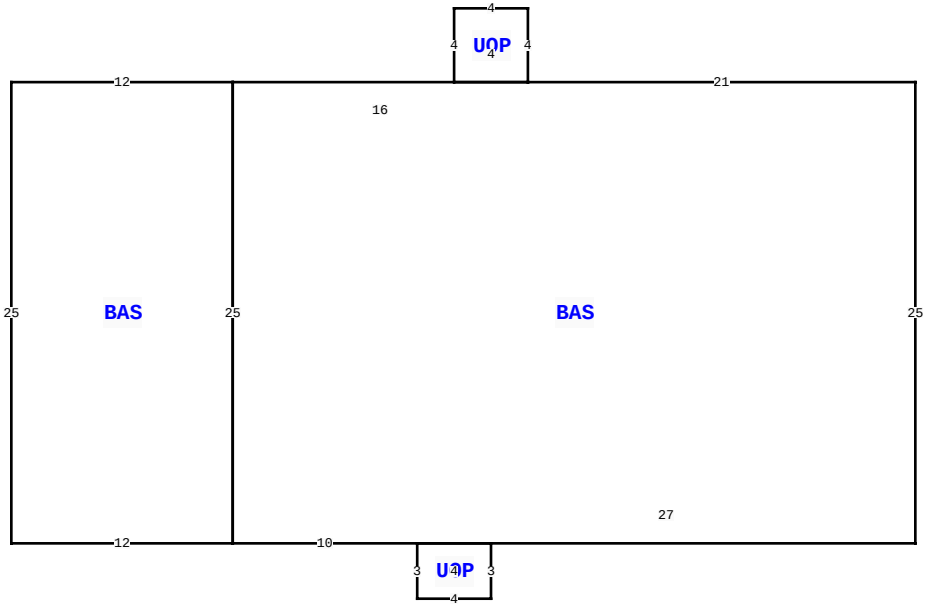
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	300	100		300	26,054
BAS	925	100		925	80,333
UOP	12	20		2	174
UOP	16	20		3	261
TOTALS	1,253			1,230	106,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,230	117.1980	133.61	164,340	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1225 HX Base Yr 1997



1688 SW LESLIE GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		106,821
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		125,921
SOH/AGL Deduction		47,414
ASSESSED VALUE		78,507
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		27,096
TOTAL JUST VALUE		125,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12570	RECONNECT	50	05/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1210/1135	2/25/2011	QC	U	I	11	100
GRANTOR: ROOSEVELT CALHOUN JR						
GRANTEE: ROOSEVELT CALHOUN J						
0822/1447	5/25/1996	WD	Q	I		39,900
GRANTOR: HELEN T STRAWDER						
GRANTEE: ROOSEVELT CALHOUN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 UOP= N4 W4 S4 E4$ W16 BAS= W12 S25 E12 N25$ S25 E10 UOP= S3 E4 N3 W4$ E27 N25$.

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	1993	1993	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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 KS Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/07/2026 BY SYS