LOT 20 BLOCK 1 QUAIL HEIGHTS S/D
703-310, 981-1039, WD 992-2559,

HAYNES ANTHONY JR/COTMAN ANGELA
1744 SW LESLIE GLN
LAKE CITY, FL 32025

**2026**

**01-4S-16-02709-020**

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

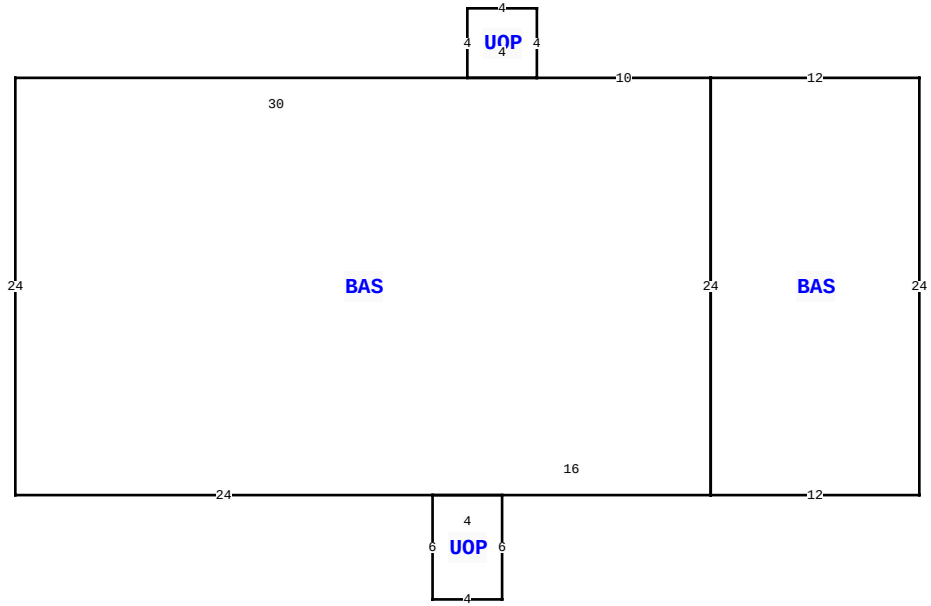
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 13 | LAM/VNLPLK 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 | 288 | 100 | | 288 | 23,988 |
| BAS | 960 | 100 | | 960 | 79,959 |
| UOP | 16 | 20 | | 3 | 250 |
| UOP | 24 | 20 | | 5 | 417 |
| TOTALS | 1,288 | | | 1,256 | 104,614 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,256 | 112.4000 | 128.14 | 160,944 | 1989 | 1989 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 1248 HX Base Yr 2019




1744 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 | | 104,614 |
| TOTAL MARKET OB/XF VALUE | | 5,700 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 128,814 |
| SOH/AGL Deduction | | 47,422 |
| ASSESSED VALUE | | 81,392 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 29,981 |
| TOTAL JUST VALUE | | 128,814 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 126,977 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1375/0662 | 12/27/2018 | WD | Q | I | 01 | 90,500 |
| GRANTOR: LUCIANA S VON BERMAN | | | | | | |
| GRANTEE: ANTHONY HAYNES JR & | | | | | | |
| 1363/1847 | 7/02/2018 | QC | U | I | 11 | 100 |
| GRANTOR: LUCIANA S VON BERMAN | | | | | | |
| GRANTEE: LUCIANA S VON BERMA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W10 UOP= N4 W4 S4 E4$ W30 S24 E24 UOP= S6 E4 N6 W4$E16
BAS= E12 N24 W12 S24$ N24$.

## 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 | 50 | 9 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 600 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 300 | |
| 3 | 0210 | GARAGE U | 0 | 100 | 12 | 20 | 1.00 | UT | 3,600.00 | 3,600.00 | 100 | 2024 | 2023 | | 100 | 3,600 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 12 | 20 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2024 | 2023 | | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,700

| 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: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/08/2026 BY SYS