LOT 21 BLOCK 1 QUAIL HEIGHTS S/D

ORB 740-1263,

SARRELL VANESSA A
1760 SW LESLIE GLN
LAKE CITY, FL 32025

2027

01-4S-16-02709-021

BUILDING CHARACTERISTICS

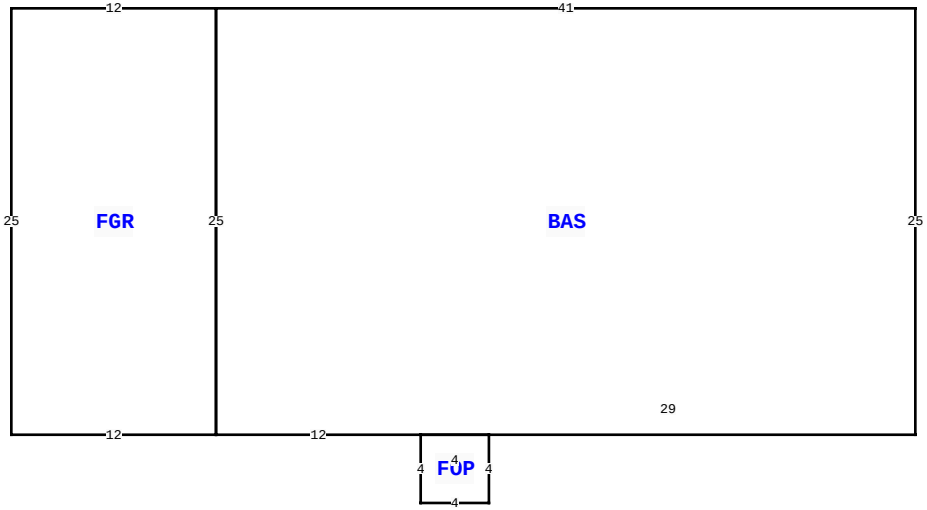
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,025	100		1,025	89,911
FGR	300	55		165	14,474
FOP	16	30		5	438
TOTALS	1,341			1,195	104,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,195	122.4000	134.64	160,895	1991	1991	0	0	0	34.85	65.15

1 SINGLE FAM 100% - 0 Heated Area: 1025 HX Base Yr



1760 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	100	9	60	540.00	UT	1.40	1.40	100	0	0	3	100	756	
2	0030	BARN,MT	0	100	0	0	1.00	UT	12,000.00	12,000.00	100	2024	2023		100	12,000	
3	0130	CLFENCE 5	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2024	2023		100	1,300	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		104,823
TOTAL MARKET OB/XF VALUE		19,456
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		142,779
SOH/AGL Deduction		40,030
ASSESSED VALUE		102,749
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		51,338
TOTAL JUST VALUE		142,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,687

SALE:1:1: LOT 21, BLOCK 1, QUAIL HEIGHTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046749	Storage Building	16,000	03/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0740/1263	1/14/1991	WD	Q	V		6,300

GRANTOR: MCLEOD CONST CO

GRANTEE: VANESSA SARRELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 FGR= W12 S25 E12 N25$ S25 E12 FOP= S4 E4 N4 W4$ E29 N25$.

LAND DESCRIPTION

TOTAL OB/XF 19,456

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/20/2024 BY JB Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS