

LOT 27 BLOCK 1 QUAIL HEIGHTS S/D  
725-690, 805 1675, 810-988, WD 1

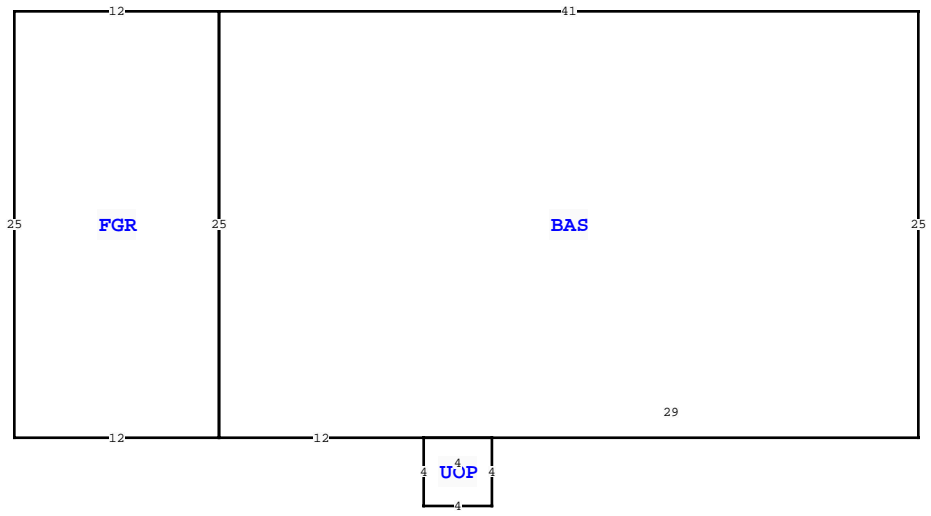
DAVIDSON JOHN C  
1874 SW LESLIE GLN  
LAKE CITY, FL 32025

**2026**

01-4S-16-02709-027  
01-4S-16-02709-027

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	31 VINYL SID 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
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/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2022									
			Heated Area: 1025				HX Base Yr 2022				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100		1,025	89,657
FGR	300	55		165	14,433
UOP	16	20		3	263
<b>TOTALS</b>	<b>1,341</b>			<b>1,193</b>	<b>104,352</b>

1874 SW LESLIE GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			104,352
TOTAL MARKET OB/XF VALUE			3,528
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			126,380
SOH/AGL Deduction			14,607
ASSESSED VALUE			111,773
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			60,362
TOTAL JUST VALUE			126,380
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			126,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8795	SFR	36,000	08/29/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/2616	9/11/2024	LE U		I	14	100
GRANTOR: DAVIDSON JOHN C						
GRANTEE: DAVIDSON JOHN C (EN						
1447/1537	9/16/2021	WD U		I	40	50,000
GRANTOR: CHRISTIAN LAURA LOUIS						
GRANTEE: DAVIDSON JOHN C						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W41 FGR= W12 S25 E12 N25\$ S25 E12 UOP= S4 E4 N4 W4\$ E29 N25\$.	

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	100	9	60	540.00	UT	1.40	1.40	100	0	0	3	100	756	
2	0169	FENCE/WOOD	0	100	0	0	88.00	UT	7.50	7.50	100	1993	1993	3	100	660	
3	0296	SHED METAL	0	100	12	16	192.00	UT	11.00	11.00	100	2009	2009	3	100	2,112	
<b>TOTAL OB/XF 3,528</b>																	

LAND DESCRIPTION		TOTAL OB/XF 3,528																						
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	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							