

THE E 208 FT OF THE FOLLOWING:
 COMM NW COR OF NW1/4 OF SE1/4,
 RUN S 44 FT TO S R/W LITTLE

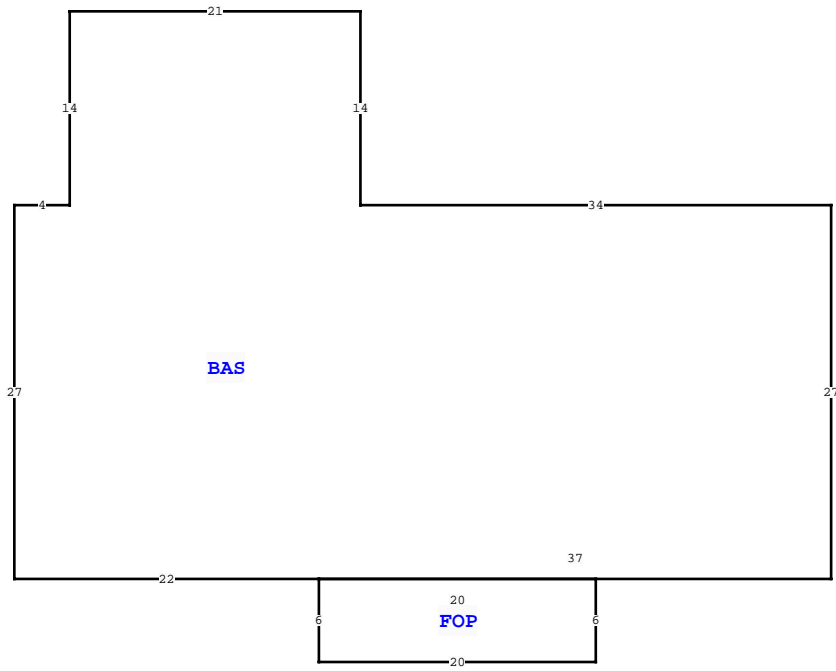
LEAVITT ROGER S/LEAVITT EVELYN A
 P O BOX 2221
 LAKE CITY, FL 32056

2026

01-5S-16-03405-001

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	05 AVERAGE 20
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	2 100
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	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

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% - 0			245,240	1990	1990		0	0	35.00	65.00	
Heated Area: 1887 HX Base Yr													



NEIGHBORHOOD/LOC	1516.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,887	100		1,887	156,422
FOP	120	30		36	2,984
TOTALS	2,007			1,923	159,406

EXTRA FEATURES																	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	120.00	UT	2.25	2.25	100	2009	2009	3	100	270	
3	0258	PATIO	0	100	0	0	100.00	UT	2.25	2.25	100	2009	2009	3	100	225	
4	0260	PAVEMENT-A	0	100	0	0	2,520.00	UT	1.30	1.30	100	2009	2009	3	100	3,276	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
6	0140	CLFENCE 6	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

TOTAL OB/XF													
10,471													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			04/16/2026		MLU								

LAND DESCRIPTION																								
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W34 N14 W21 S14 W4 S27 E22FOP= S6 E20 N6 W20\$ E37 N27\$.													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			159,406
TOTAL MARKET OB/XF VALUE			10,471
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			199,877
SOH/AGL Deduction			63,294
ASSESSED VALUE			136,583
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			85,172
TOTAL JUST VALUE			199,877
NCON VALUE			3,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			194,877

SALE:2:1: 2.02 ACRES VACANT LAND
 SALE:1:1: 1 AC & NEW CONST.
 LAND:1:1: 1.04 AC PARCEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047544	Roof Replacement	13,000	06/26/2023
000043943	Storage Building	8,963	03/17/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0738/0945	12/19/1990	WD	Q	I		71,300
GRANTOR: STANLEY CRAWFORD						
0725/0708	7/20/1990	WD	U	V		17,000
GRANTOR: PETE GIEBEIG						
GRANTEE: STANLEY CRAWFORD						