LOT 31 TURKEY RUN S/D.

972-1854, WD 994-640, DC 1257-11

BAUM LESLIE C TRUST DATED NOVEMBER 5, 2026
135 SW ETHEL GLN
LAKE CITY, FL 32024

2027

03-4S-16-02739-231

BUILDING CHARACTERISTICS

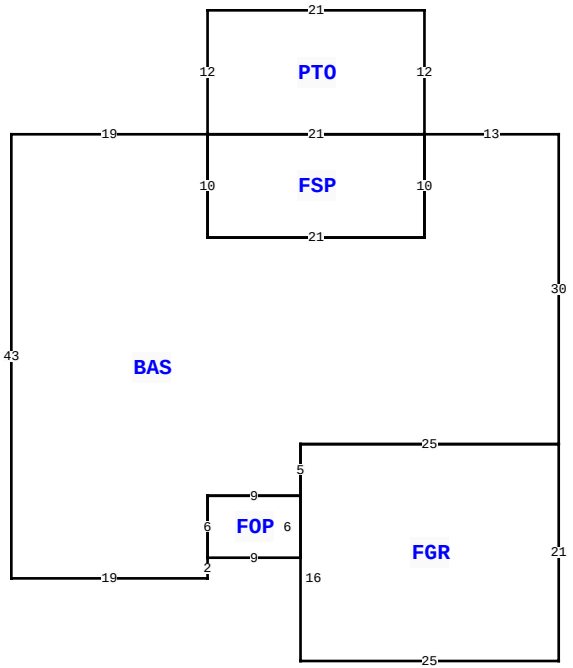
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	3416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100		1,672	170,883
FGR	525	55		289	29,537
FOP	54	30		16	1,635
FSP	210	40		84	8,585
PTO	252	5		13	1,329
TOTALS	2,713			2,074	211,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,074	117.6120	129.37	268,313	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2023 Heated Area: 1672 HX Base Yr 2023



135 SW ETHEL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0	0	1,932.00	UT	2.00	2.00	100	2004	2004	3	100	3,864	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	75	2007	2007	3	75	1,125	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2024	2023		100	3,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		211,967
TOTAL MARKET OB/XF VALUE		8,989
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		255,956
SOH/AGL Deduction		79,433
ASSESSED VALUE		176,523
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		125,112
TOTAL JUST VALUE		255,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049756	Roof Replacement	15,000	05/08/2024
21858	SFR	697	05/12/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/1610	11/05/2026	WD	U	I	11	100
GRANTOR: BAUM LESLIE C						
GRANTEE: BAUM LESLIE C TRUST						
1480/719	11/29/2022	WD	Q	I	01	265,000
GRANTOR: MITS CAROLE J						
GRANTEE: BAUM LESLIE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 S10 W21 N10 W19 S43 E19 N2 N6 E9 N5 E25 N30 $
FGR=[ORIG=-25,35] S16 E25 N21 W25 S5 $
PTO=[ORIG=-13,0] N12 W21 S12 E21 $
FSP=[ORIG=-13,0] W21 S10 E21 N10 $
FOP=[ORIG=-34,41] E9 N6 W9 S6 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,989

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/21/2024 BY JS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS