COMM NW COR OF SEC, RUN E 77.55
WINFIELD RD, CONT E 49 FT TO S'R
I-10, S 76 DG E ALONG R/W 517.05

QUIGLEY ROBERT LEROY/QUIGLEY MARILYN JOYCE
171 NW LEONIA WAY
LAKE CITY, FL 32055-1132

2027

05-3S-16-01965-002

BUILDING CHARACTERISTICS

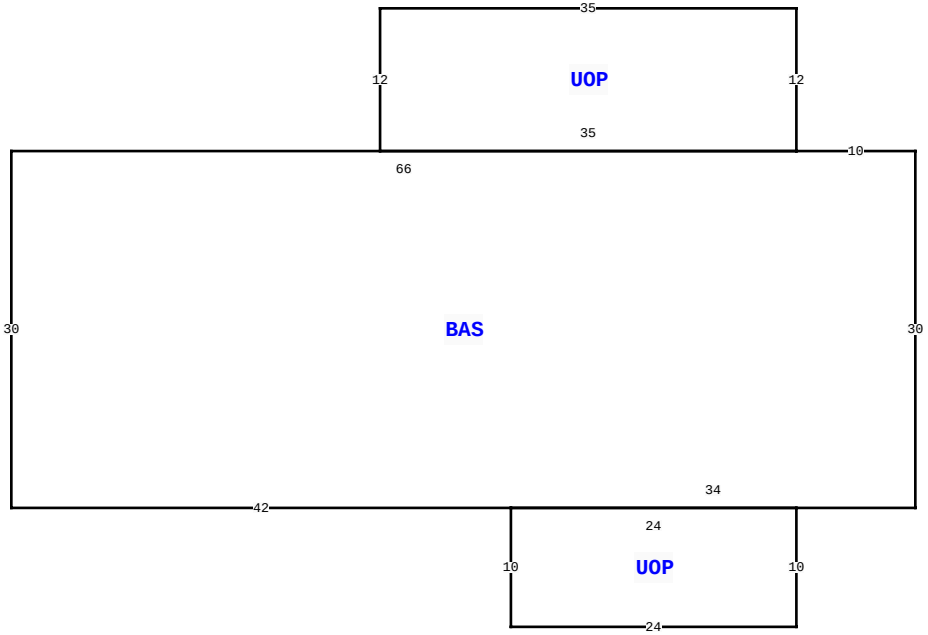
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	5316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	159,745
UOP	240	25		60	4,204
UOP	420	25		105	7,357
TOTALS	2,940			2,445	171,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,445	115.9000	107.79	263,547	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2013 Heated Area: 2280 HX Base Yr 2013



171 NW LEONIA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	07/13/2022 SPF

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	0294	SHED WOOD/	0	100	14	70	1.00	UT	3,380.00	3,380.00	75	0	0	3	75	2,535	
2	0294	SHED WOOD/	0	100	36	71	1.00	UT	9,800.00	9,800.00	75	0	0	3	75	7,350	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	400.00	400.00	75	2005	2005	3	75	300	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0255	MBL HOME S	0	100	0	14	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,064	
7	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		171,306
TOTAL MARKET OB/XF VALUE		23,149
TOTAL LAND VALUE - MARKET		152,705
TOTAL MARKET VALUE		206,775
SOH/AGL Deduction		83,485
ASSESSED VALUE		123,290
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		21,879
TOTAL JUST VALUE		347,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,003

XFOB:3:1: HORSE STABLE/METAL ROOF,DIRT STALLS

XFOB:2:1: DIRT FLOOR/METAL ROOF

SALE:2:1: 26.50 ACRES PLUS MH

SALE:1:1: 23.57 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31732	M H	375	02/06/2014
7270	M H	60	06/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/2106	6/08/2021	LE	U	I	14	100
GRANTOR: QUIGLEY ROBERT LEROY						
GRANTEE: QUIGLEY ROBERT LERO						
1222/1157	9/14/2011	WD	U	I	11	0
GRANTOR: ROBERT LEROY & MARILY						
GRANTEE: ROBERT LEROY & MARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N12 W35 S12 E35$ W66 S30 E42 UOP= S10 E24 N10 W24$ E34 N30$.

LAND DESCRIPTION

TOTAL OB/XF 23,149

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	22.57	AC		1.00	1.00	1.00	280.00	280.00	6,320							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	22.57	AC		1.00	1.00	1.00	6,500.00	6,500.00	146,705							

REVIEW DATE 05/17/2018 BY KR Total Acres: 23.57 Total Land Value: 12,320 Market: 146,705 Agricultural: 6,320 Common: 6,000 PRINTED 11/17/2026 BY SYS