

COMM SW COR, RUN N 43.87 FT TO N FOR POB, CONT N 315 FT, E 210 FT W 210 FT TO POB.

LEITZEN CHRIS/LEITZEN SUSAN  
2958 SW PINEMOUNT RD  
LAKE CITY, FL 32024

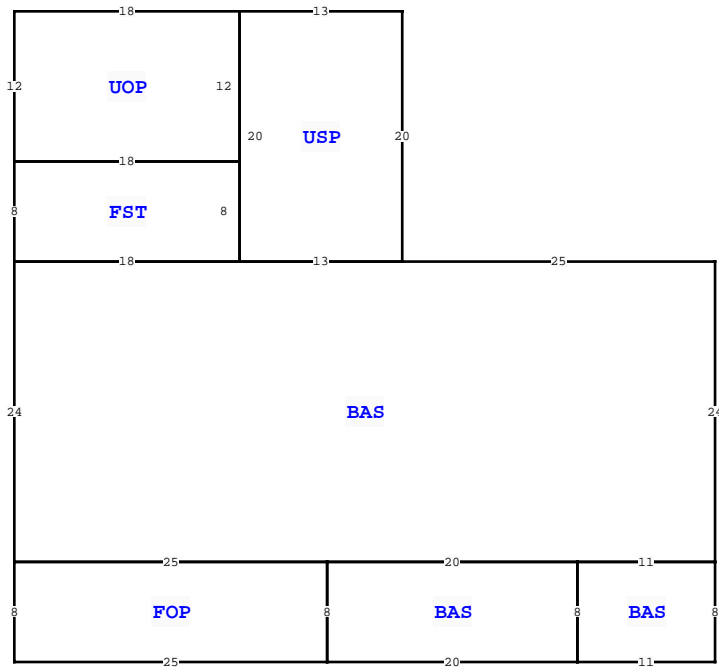
2026

05-4S-16-02780-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	06	BD/BATTEN 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 90	
Interior Floor	14	CARPET 10	
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 Units	05	CONV 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	5416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	88	100	
BAS	160	100	
BAS	1,344	100	
FOP	200	30	
FST	144	55	
UOP	216	20	
USP	260	35	
TOTALS	2,412		

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: 1592	HX Base Yr 2022



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				145,664	
TOTAL MARKET OB/XF VALUE				4,936	
TOTAL LAND VALUE - MARKET				30,000	
TOTAL MARKET VALUE				180,600	
SOH/AGL Deduction				28,826	
ASSESSED VALUE				151,774	
TOTAL EXEMPTION VALUE				HX HB VX 56,411	
BASE TAXABLE VALUE				95,363	
TOTAL JUST VALUE				180,600	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				177,600	
BLDG:2:1: VAGABOND					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I / CD	RSN	SALE PRICE
1448/580	9/17/2021	WD Q	Q I 01		145,000
GRANTOR: SMITH MICHAEL D					
GRANTEE: LEITZEN CHRIS					
1403/2085	1/16/2020	WD U	I 37		53,400
GRANTOR: MARY EARLS					
GRANTEE: MICHAEL D SMITH					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS= W25 USP= N20 W13 S20 E13\$ W13 FST= N8 UOP= N12 W18 S12 E18\$ W18 S8 E18\$ W18 S24 FOP= S8E25 N8 W25\$ E25 BAS= S8 E20N8 W20\$ E20 BAS= S8 E11 N8 W11 \$ E11 N24\$.					

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	50	
2	0010	BARN, BLK	0	100	28	36	1,008.00	UT	4.50	100	1994	1994	3	100	4,536	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	350	

LAND DESCRIPTION														TOTAL OB/XF										
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	210.00	315.00	1.50	AC		1.00	1.00	1.00	20,000.00	20,000.00	30,000							