



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
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
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	02
NEIGHBORHOOD/LOC	6617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,948	100	2026
FOP	80	30	2026
FOP	216	30	2026
TOTALS	2,244		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2026									
Heated Area: 1948 HX Base Yr												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/06/2026												MLU

346 SW LEO GLN, LAKE CITY

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		250,021	
TOTAL MARKET OB/XF VALUE		29,300	
TOTAL LAND VALUE - MARKET		42,250	
TOTAL MARKET VALUE		321,571	
SOH/AGL Deduction		2,140	
ASSESSED VALUE		319,431	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		319,431	
TOTAL JUST VALUE		321,571	
NCON VALUE		250,021	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		63,100	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050657	New Residential C	365,000	08/26/2024
000049946	Right-of-Way Acce		05/23/2024
000049940	Storage Building	65,000	05/23/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/945	7/26/2024	WD	U	V	11	100
GRANTOR: BRINGGER RICHARD D						
GRANTEE: JONES JAMES						
1510/2286	3/19/2024	WD	U	V	11	100
GRANTOR: BRINGGER RICHARD D						
GRANTEE: JONES JAMES						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=81,10] W21 S8 W11 S40 E16 S5 E28 N35 W12 N18 \$	
FOP=[YR=2026;ORIG=81,10] E12 S18 W12 N18 \$	
FOP=[YR=2026;ORIG=49,58] E16 S5 W16 N5 \$	

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	0030	BARN,MT	0	0	0	0	1.00	UT	10,800.00	10,800.00	100	2025	2024		100	10,800							
2	0060	CARPOT F	0	0	0	0	1.00	UT	12,000.00	12,000.00	100	2025	2024		100	12,000							
3	0251	LEAN TO W/	0	0	0	0	1.00	UT	6,500.00	6,500.00	100	2025	2024		100	6,500							
TOTALS													2,244									2,037	250,021

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	0					3.38	AC		1.00	1.00	1.00	12,500.00	12,500.00	42,250							