COMM NE COR OF SW1/4, RUN S
865.91 FT FOR POB, CONT S
505.87 FT, W 210.17 FT, NW

LEBLANC JOSEPH/STOCKBURGER ALISA
252 NW JAN CT
LAKE CITY, FL 32055

2026

10-3S-16-02054-032

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	10316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

370 NW JAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,040
TOTAL LAND VALUE - MARKET	19,440
TOTAL MARKET VALUE	28,480
SOH/AGL Deduction	1,904
ASSESSED VALUE	26,576
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,576
TOTAL JUST VALUE	28,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,160

SALE:3:1: LENVILS' WIFE
SALE:2:1: WIFE TO HUSBAND
SALE:1:1: WD REPLACING AGREEMENT
XFOB:1:1: MANA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29419	PUMP/UTPOL	50	05/24/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1193/2385	5/05/2010	WD	Q	I	01	25,000
GRANTOR: LENVIL H DICKS						
GRANTEE: JOSEPH LEBLANC & AL						
1184/2788	11/18/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT (BRIAN						
GRANTEE: LENVIL H DICKS						

BUILDING NOTES

BUILDING DIMENSIONS

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	0070	CARPORT UF	0	0	18	20	360.00	UT	1.50	1.50	100	2011	2011	3	100	540	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,040

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	0000	C	VAC RES	0		A-1	0.00	0.00	4.32	AC		1.00	1.00	0.50	9,000.00	4,500.00	19,440							

REVIEW DATE 02/15/2023 BY KS Total Acres: 4.32 Total Land Value: 19,440 Market: 0 Agricultural: 0 Common: 19,440 PRINTED 05/29/2026 BY SYS