COMM AT NW COR OF SEC, RUN SE 19
COR OF SE1/4 OF NW1/4, RUN E 827
POB, CONT E 407.89 FT, S 1703.97

CARDIN DOUGLAS J/CARDIN BEVERLY
P O BOX 3704
LAKE CITY, FL 32056-3704

2027

19-5S-18-10598-000

BUILDING CHARACTERISTICS

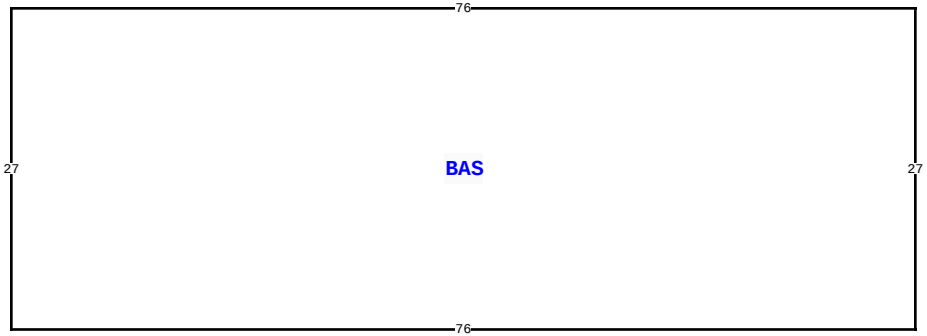
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1518.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	50,488
TOTALS	2,052			2,052	50,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	102.5100	61.51	126,219	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 2052 HX Base Yr



745 SE LESLIE WOOD LN, LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0080	DECKING	0	100	0	0	1.00	UT	1,200.00	1,200.00	50	0	0	3	50	600	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		50,488
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		142,830
TOTAL MARKET VALUE		72,652
SOH/AGL Deduction		38,613
ASSESSED VALUE		34,039
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,039
TOTAL JUST VALUE		202,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,318

SALE:1:1: AG LAND / 15.87 AC @ APPROX $820 PER AC.

BLDG:1:1: MEAD

XFOB:1:1: MEAD MH (PD $25000 IN 1989)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042995	Roof Replacement	16,910	10/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0651/0667	4/13/1988	WD	U	V		13,000

GRANTOR: WOOD HALBERT &

GRANTEE: CARDIN DOUGLAS &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	6200	A	PASTURE 3	0		00	0.00	0.00	14.87	AC		1.00	1.00	1.00	280.00	280.00	4,164							
2	0102	C	SFR/MH	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	14.87	AC		1.00	1.00	1.00	9,000.00	9,000.00	133,830							

REVIEW DATE 10/06/2015 BY DF Total Acres: 15.87 Total Land Value: 13,164 Market: 133,830 Agricultural: 4,164 Common: 9,000 PRINTED 11/17/2026 BY SYS