BEG ON THE S LINE OF NE1/4 OF NW
OF US-441 & RUN N 300 FT, E 221.
W 221.25 FT TO POB. EX COMM S LI

LEIGH JONATHAN MARK/LEIGH JANET MARLENE
232 NE SUNNYBROOK ST
LAKE CITY, FL 32055

2026

20-3S-17-05203-000

BUILDING CHARACTERISTICS

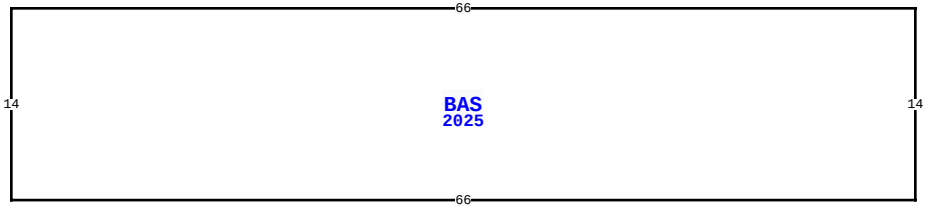
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2025	924	49,275
TOTALS	924			924	49,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	924	119.7000	96.96	89,551	1982	1982	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 924 HX Base Yr 2026



232 NE SUNNYBROOK ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
2	0081	DECKING WI	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	
3	0081	DECKING WI	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		49,275
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		27,946
TOTAL MARKET VALUE		85,221
SOH/AGL Deduction		0
ASSESSED VALUE		85,221
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		33,810
TOTAL JUST VALUE		85,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,050

SALE:1:1: QUIT CLAIMED TO CLEAR UP ESTATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048841	Mobile Home		12/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1626	9/12/2025	WD	Q	I	01	125,000
GRANTOR: KIMBALL KEVIN						
GRANTEE: LEIGH JONATHAN MARK						
1549/432	8/29/2025	QC	U	I	11	100
GRANTOR: WYCHE KATHRYN						
GRANTEE: HARI CLIFTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=17,18] E66 S14 W66 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	55,891.00	SF		1.00	1.00	1.00	0.50	0.50	27,946							

REVIEW DATE 12/10/2025 BY TP Total Acres: 1.28 Total Land Value: 27,946 Market: 0 Agricultural: 0 Common: 27,946 PRINTED 06/22/2026 BY SYS