

LOT 3 APPLEWOOD S/D.  
855-1048, 912-979,980, DC 1280-1

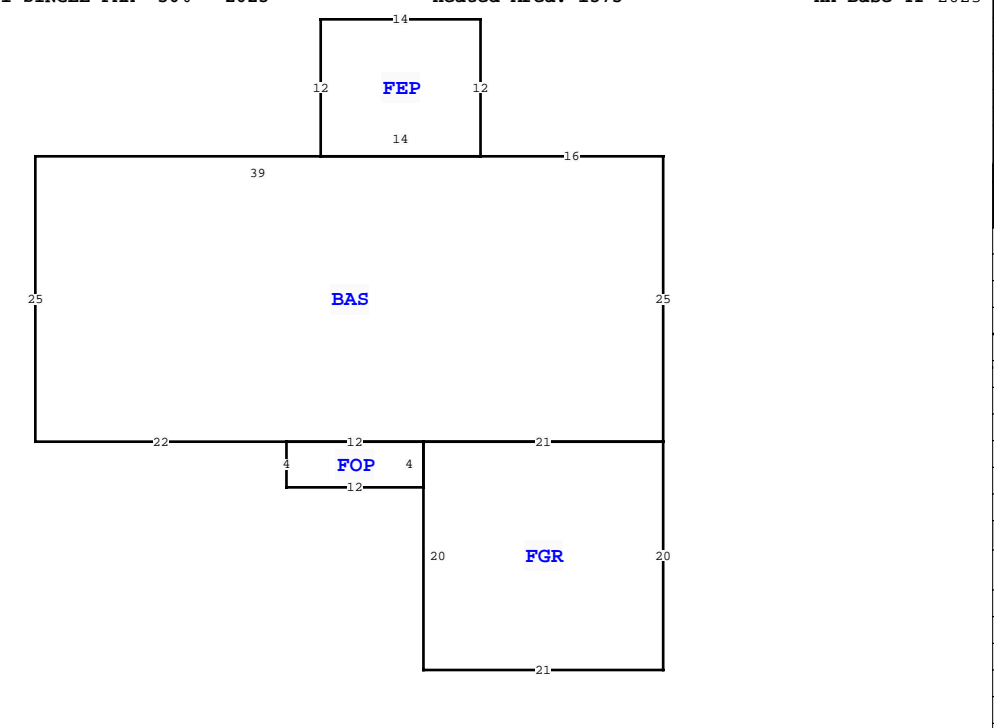
LEPPER JOHN M/SHIELDS TERRI L  
141 SW MINNIE GLN  
LAKE CITY, FL 32025

**2026**

20-4S-17-08605-103

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	50%	- 2023									
Heated Area: 1375						HX Base Yr 2023						



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,375	100		1,375	130,772
FEP	168	80		134	12,744
FGR	420	55		231	21,970
FOP	48	30		14	1,332
<b>TOTALS</b>	<b>2,011</b>			<b>1,754</b>	<b>166,818</b>

141 SW MINNIE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

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	0166	CONC,PAVMT	0	50	0	0	1,812.00	UT	1.50	1.50	100	2000	2000	3	100	2,718	
2	0294	SHED WOOD/	0	50	10	12	120.00	UT	7.50	7.50	100	2000	2000	3	100	900	

TOTAL OB/XF 3,618

LAND DESCRIPTION																								
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	50		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE				166,818
TOTAL MARKET OB/XF VALUE				3,618
TOTAL LAND VALUE - MARKET				22,000
TOTAL MARKET VALUE				192,436
SOH/AGL Deduction				4,833
ASSESSED VALUE				187,603
TOTAL EXEMPTION VALUE				51,411
BASE TAXABLE VALUE				136,192
TOTAL JUST VALUE				192,436
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				187,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052604	Roof Replacement	13,700	03/17/2025
17096	SFR	235	06/16/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1346/0800	10/19/2017	WD Q	Q	I	01	148,500
GRANTOR: DAVID LEE BORAH & XIN						
GRANTEE: JOHN M LEPPER & TER						
1295/0465	5/20/2015	WD Q	Q	I	01	122,000
GRANTOR: VERA E BAILEY (FKA DO						
GRANTEE: DAVID LEE BORAH & X						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W16 FEP= N12 W14 S12 E14\$ W39 S25 E22 FOP= S4 E12 N4 W12\$ E12 FGR= S20 E21 N20 W21\$ E21 N25\$.												