LOT 3 APPLEWOOD S/D.

855-1048, 912-979,980, DC 1280-1

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

2027

20-4S-17-08605-103

BUILDING CHARACTERISTICS

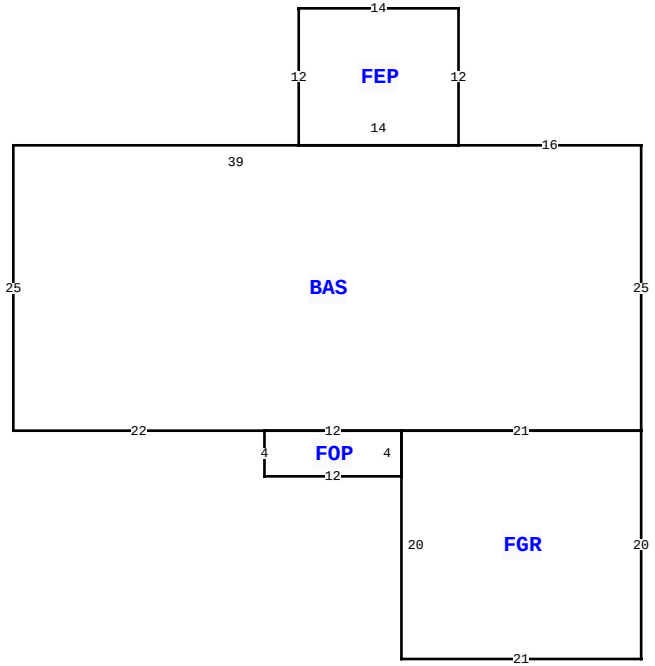
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 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	20417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,375	100		1,375	128,430
FEP	168	80		134	12,516
FGR	420	55		231	21,576
FOP	48	30		14	1,307
TOTALS	2,011			1,754	163,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,754	116.1300	127.74	224,056	2000	2000	0	0	0	26.88	73.12

1 SINGLE FAM 50% - 2023 Heated Area: 1375 HX Base Yr 2023



141 SW MINNIE GLN, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		163,830
TOTAL MARKET OB/XF VALUE		3,618
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		189,448
SOH/AGL Deduction		597
ASSESSED VALUE		188,851
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		137,440
TOTAL JUST VALUE		189,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,436

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	I	01	148,500
GRANTOR: DAVID LEE BORAH & XIN						
GRANTEE: JOHN M LEPPER & TER						
1295/0465	5/20/2015	WD	Q	I	01	122,000
GRANTOR: VERA E BAILEY (FKA DO						
GRANTEE: DAVID LEE BORAH & X						

BUILDING NOTES

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$.

LAND DESCRIPTION

TOTAL OB/XF 3,618

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	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							

REVIEW DATE 04/07/2025 BY chuck Total Acres: 0.51 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS