

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

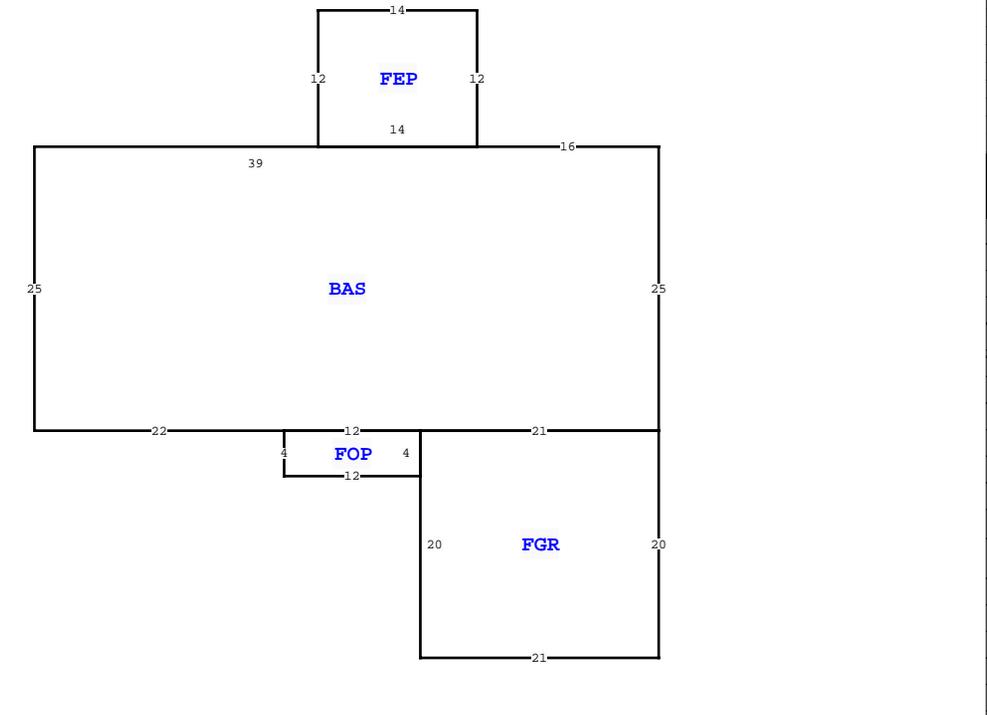
LEPPER JOHN M/SHIELDS TERRI L
141 SW MINNIE GLN
LAKE CITY, FL 32025

2026

20-4S-17-08605-103

BUILDING CHARACTERISTICS		CONSTRUCTION	
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
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	

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					



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	130,772
FEP	168	80		134	12,744
FGR	420	55		231	21,970
FOP	48	30		14	1,332
TOTALS	2,011			1,754	166,818

141 SW MINNIE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/15/2022
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
1	0166	CONC,PAVMT	0	50	0	0	1,812.00	UT	1.50	1.50	100
2	0294	SHED WOOD/	0	50	10	12	120.00	UT	7.50	7.50	100

YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2000	2000	3	100	2,718	
2000	2000	3	100	900	

LAND DESCRIPTION												TOTAL OB/XF												
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	15,000.00	15,000.00	15,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			166,818
TOTAL MARKET OB/XF VALUE			3,618
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			185,436
SOH/AGL Deduction			1,333
ASSESSED VALUE			184,103
TOTAL EXEMPTION VALUE	HA HAB	51,411	
BASE TAXABLE VALUE			132,692
TOTAL JUST VALUE			185,436
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	

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\$.	