THE W 10 AC OF NW1/4 OF NW1/4.
PROB #98-53-CP ORB 856-1233
THRU 1236, 865-879, 865-880,

SELMAN THOMAS/SELMAN SHERRY
297 SE LEROY CT
LAKE CITY, FL 32025

2027

26-5S-17-09392-000

BUILDING CHARACTERISTICS

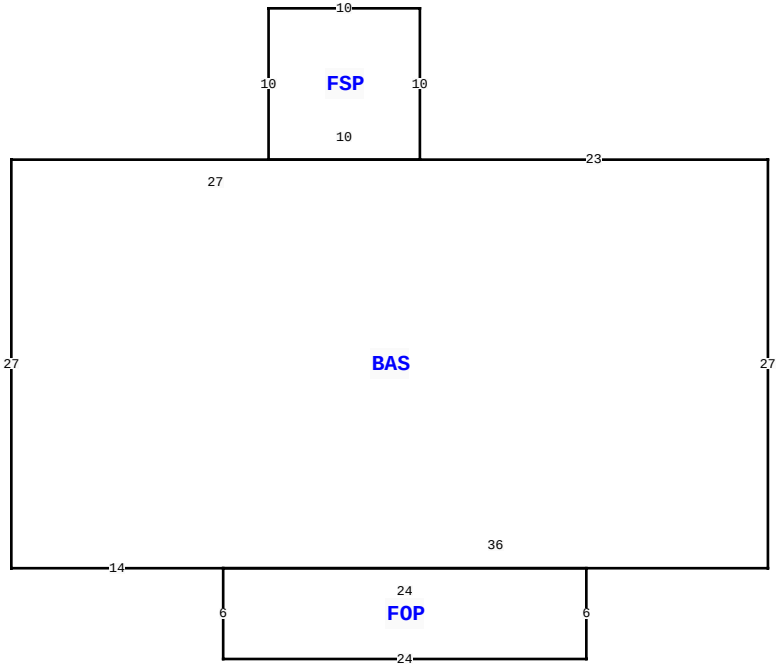
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100		1,350	139,792
FOP	144	30		43	4,453
FSP	100	40		40	4,142
TOTALS	1,594			1,433	148,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,433	114.8000	126.28	180,959	2007	2007	0	0	0	18.00	82.00

4 SINGLE FAM 100% - 2008 Heated Area: 1350 HX Base Yr 2008



297 SE LEROY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,000	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
4	0259	MHP HOOKUP	0	0	0	0	3.00	UT	4,300.00	4,300.00	100	0	0	3	100	12,900	
5	0030	BARN,MT	0	0	26	30	780.00	UT	9.00	9.00	100	2013	2013	3	100	7,020	
6	0070	CARPORT UF	0	100	20	40	800.00	UT	1.50	1.50	100	2013	2013	3	100	1,200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		148,386
TOTAL MARKET OB/XF VALUE		25,920
TOTAL LAND VALUE - MARKET		45,620
TOTAL MARKET VALUE		219,926
SOH/AGL Deduction		70,905
ASSESSED VALUE		149,021
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		97,610
TOTAL JUST VALUE		219,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,629

XFOB:1:1: GRAL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26121	SFR	454	08/10/2007
8659	M H	125	07/29/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1118/2785	5/10/2007	WD	U	I	07	75,000
GRANTOR: CANTAVE & GINETTE DEL						
GRANTEE: THOMAS & SHERRY SEL						
1019/0088	5/28/2004	WD	Q	I	01	29,900
GRANTOR: WELLS FARGO FINANCIAL						
GRANTEE: DELICA & GINETTE CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= N10 W10 S10 E10$ W27 S27 E14 FOP= S6 E24 N6 W24$ E36 N27$.

LAND DESCRIPTION

TOTAL OB/XF 25,920

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	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							
2	9630	C	SWAMP	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	270.00	270.00	1,620							

REVIEW DATE 08/25/2017 BY BC Total Acres: 10.00 Total Land Value: 45,620 Market: 0 Agricultural: 0 Common: 45,620 PRINTED 11/17/2026 BY SYS