

LOT 1 BLOCK 2 OAK RIDGE S/D UNR:  
SW1/4 OF SW1/4, N 214.47 FT FOR  
S 131.50 FT, E 87.50 FT, N 131.4

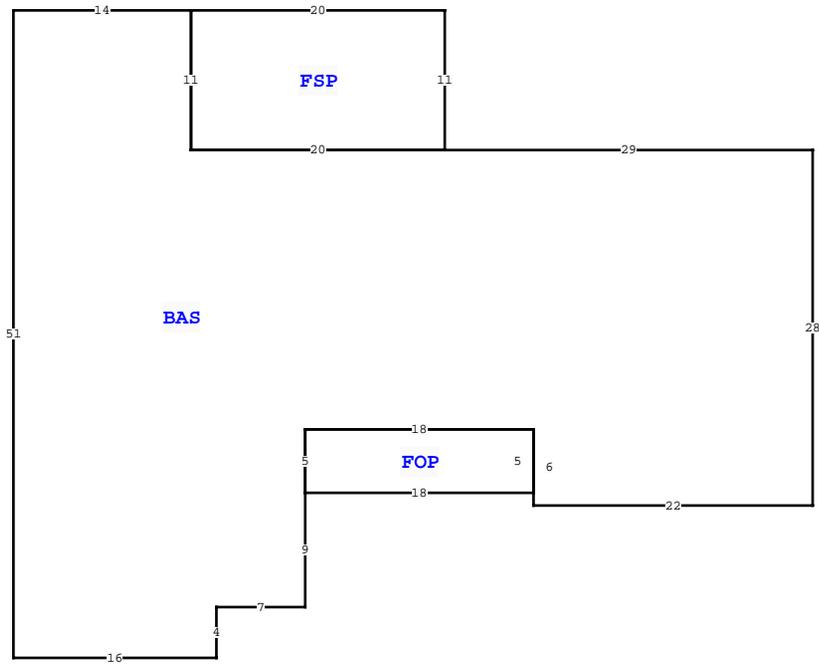
LEUSCHNER WILLIAM/LEUSCHNER SIOBHOM MARIE  
1202 NW DAKOTA GLN  
LAKE CITY, FL 32055

**2026**

30-3S-17-05867-013

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
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	06
NEIGHBORHOOD/LOC	30317.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,058	100	
FOP	90	30	
FSP	220	40	
TOTALS	2,368		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,173	111.6720	127.31	276,645	2006	2006	0	0	19.00	81.00
1 SINGLE FAM 100% - 2021 Heated Area: 2058 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			224,082
TOTAL MARKET OB/XF VALUE			3,898
TOTAL LAND VALUE - MARKET			14,381
TOTAL MARKET VALUE			242,361
SOH/AGL Deduction			59,204
ASSESSED VALUE			183,157
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			131,746
TOTAL JUST VALUE			242,361
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			237,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3601	SFR	390	02/14/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1389/0058	7/15/2019	WD Q	Q	I	01	178,000
GRANTOR: PATRICK E PRATHER & L						
GRANTEE: WILLIAM & SIOBHON M						
1340/0324	6/30/2017	WD Q	Q	I	01	145,000
GRANTOR: PAULA ASH						
GRANTEE: PATRICK E PRATHER &						

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	0294	SHED WOOD/	0	100	0	0	2.00	UT	200.00	100	0	0	3	100	400	
2	0166	CONC, PAVMT	0	100	0	0	816.00	UT	3.00	100	2006	2006	3	100	2,448	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	50	
4	0060	CARPOR F	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	1,000	
TOTALS															3,898	

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	100		00	0.00	0.00	11,505.02	SF		1.00	1.00	1.00	1.25	1.25	14,381							