

LOT 3 BLOCK A WEST LAKE CITY HIL
419-69, 756-1219, 809-1314, 857-

LESNAK CHARLIE
615 NE LAKE CITY AVE
LAKE CITY, FL 32055

2026

34-3S-16-02502-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Exterior Wall	00	N/A 0	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		26,500

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2	MOBILE HME	100%	- 2022		66,251	1991	1991	0	0	60.00	40.00												
				Heated Area: 924			HX Base Yr 2019																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/21/2023</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/21/2023	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			26,500
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			52,000
SOH/AGL Deduction			19,610
ASSESSED VALUE			32,390
TOTAL EXEMPTION VALUE	HX HB DX	30,000	
BASE TAXABLE VALUE			2,390
TOTAL JUST VALUE			52,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			52,000
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050991	Electrical Servic	0	10/07/2024
000041362	Mobile Home		02/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1374/2321	12/20/2018	QC	U	I	11	100
GRANTOR: TERRI DAVIS PHILLIPS						
GRANTEE: CHARLIE LESNAK						
1124/1447	6/11/2007	WD	Q	V	01	100
GRANTOR: GERGORY N DAVIS OR TE						
GRANTEE: TERRI DAVIS PHILLIP						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	

TOTAL OB/XF											
7,000											

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	0200	C	MBL HM	100		RSF/ME	29.00	314.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							