COMM SE COR, RUN N 1379.41 FT TO SPRINGS RD, W ALONG R/W 752.77 F FT FOR POB, CONT N 522.75 FT, W

CAPALLIA FRANK
307 NW HUGO LESLIE CT
LAKE CITY, FL 32055

2027

35-2S-15-00108-000

BUILDING CHARACTERISTICS

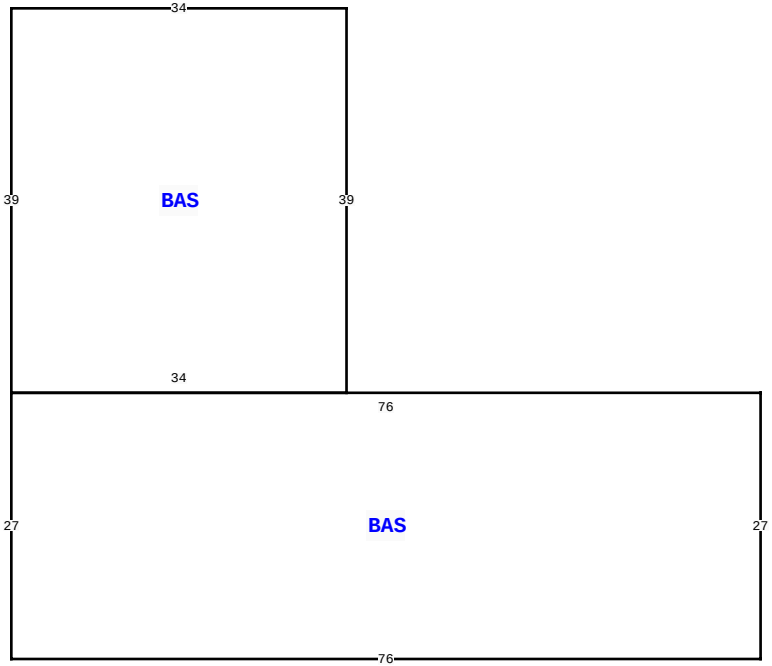
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 50
Exterior Wall	32	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	35215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,326	100		1,326	89,411
BAS	2,052	100		2,052	138,364
TOTALS	3,378			3,378	227,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	3,378	113.9000	91.12	307,803	2013	2013	0	0	0	26.00	74.00

3 MANUF 1 100% - 2025 Heated Area: 3378 HX Base Yr 2025



307 NW HUGO LESLIE CT, LAKE CITY

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		227,774
TOTAL MARKET OB/XF VALUE		28,729
TOTAL LAND VALUE - MARKET		179,904
TOTAL MARKET VALUE		276,029
SOH/AGL Deduction		85,444
ASSESSED VALUE		190,585
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		139,174
TOTAL JUST VALUE		436,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,257

PRMT:2:1: L. ROBERTS MH (DAUGHTER)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050155	Electrical Servic	0	06/20/2024
40709	ELECTRICAL	0	10/14/2020
38109	PUMP/UTPOL	5,000,375	05/13/2019
31300	M H	375	07/31/2013
11105	M H	125	05/03/1996
10747	M H	125	02/13/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/249	5/31/2024	WD	Q	I	01	470,000
GRANTOR: DOMINGUEZ EVELIO						
GRANTEE: CAPALLIA FRANK						
1372/2076	11/09/2018	WD	Q	I	01	250,000
GRANTOR: JUSTIN JAY & JENNIFER						
GRANTEE: EVELIO DOMINGUEZ &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S27 E76 N27 $
BAS=[ORIG=-76,-39] E34 S39 W34 N39 $
.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
2	0120	CLFENCE 4	0	100	0	0	140.00	UT	7.50	7.50	100	2007	2007	3	100	1,050	
3	0296	SHED METAL	0	100	12	15	180.00	UT	7.20	7.20	100	2007	2007	3	100	1,296	
4	0280	POOL R/CON	0	100	15	31	465.00	UT	52.50	52.50	100	2007	2007	3	54	13,183	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0294	SHED WOOD/	0	100	15	40	1.00	UT	600.00	600.00	100	2016	2016	3	100	600	
7	0041	BARN,MACH	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,000	
8	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,000	
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
10	0166	CONC,PAVMT	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

LAND DESCRIPTION

TOTAL OB/XF 28,729

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	0200	C	MBL HM	100		00	0.00	0.00	2.00	AC		1.00	0.80	0.80	6,000.00	4,800.00	9,600							
2	6200	A	PASTURE 3	0		00	0.00	0.00	35.45	AC		1.00	1.00	1.00	280.00	280.00	9,926							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	35.48	AC		1.00	0.80	0.80	6,000.00	4,800.00	170,304							

REVIEW DATE 07/15/2024 BY tommy Total Acres: 37.48 Total Land Value: 19,526 Market: 170,304 Agricultural: 9,926 Common: 9,600 PRINTED 11/17/2026 BY SYS