

BEG 212 FT E OF SW COR OF SEC 35  
 FT, N 30 DEG E 1157 FT TO W R/W  
 1023.5 FT TO TWP LINE, W 1554 FT

LEIS MICHAEL/LEIS TONYA  
 386 RADFORD LN  
 LAKE CITY, FL 32055

2026

35-2S-16-01883-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 61,740 TOTAL MARKET VALUE 61,740 SOH/AGL Deduction 8,918 ASSESSED VALUE 52,822 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 52,822 TOTAL JUST VALUE 61,740 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 48,020											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1426/2092 12/22/2020 QC U V 11 100 GRANTOR: J C MARSH & SONS INC GRANTEE: LEIS MICHAEL 1420/2049 9/30/2020 WD U V 11 100 GRANTOR: J C MARSH & SONS, LLC GRANTEE: LEIS MICHAEL											
DOR CODE 0000 VACANT										BLD DATE										LGL DATE											
MAP NUM										XF DATE										LAND DATE 05/11/2026 MLU											
NEIGHBORHOOD/LOC 35216.00 1.00/										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
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																
LAND DESCRIPTION										TOTAL OB/XF 0																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0					3.86	AC		1.00	1.00	1.00	9,000.00	9,000.00	34,740														
2	0000	C	VAC RES	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	27,000														
REVIEW DATE 05/11/2026 BY MLU Total Acres: 6.86 Total Land Value: 61,740 Market: 0 Agricultural: 0 Common: 61,740 PRINTED 05/12/2026 BY SYS																															