LOT 3 BLOCK 1 QUAIL HEIGHTS
S/D.

MCALPIN HOLDINGS LLC
411 WALNUT ST, # 18878
GREEN COVE SPRINGS, KY 32043

2025

01-4S-16-02709-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

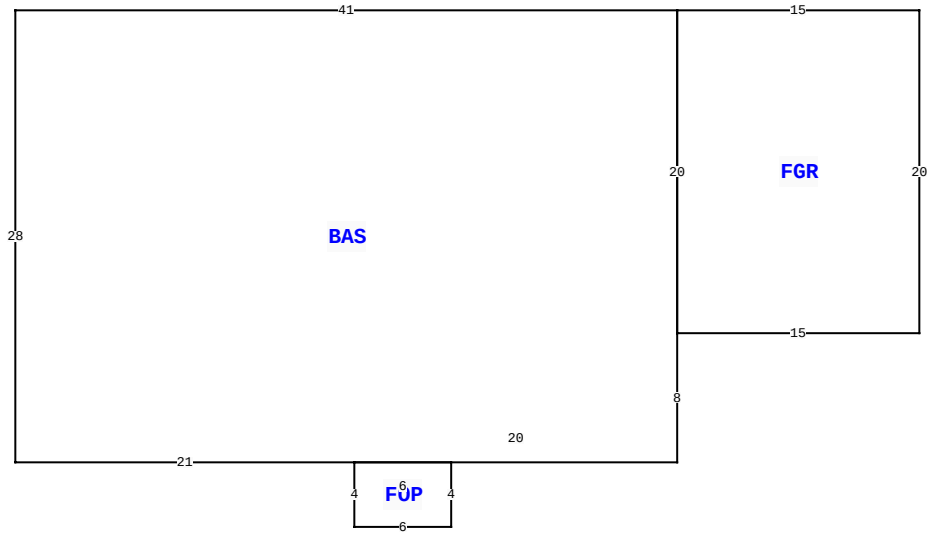
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,148	100		1,148	117,933
FGR	300	55		165	16,950
FOP	24	30		7	719
TOTALS	1,472			1,320	135,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,320	116.0000	125.28	165,370	2006	2006	0	0	0	18.00	82.00

1 SINGLE FAM – 0% - 0 Heated Area: 1148 HX Base Yr



1875 SW LESLIE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	135,603
TOTAL MARKET OB/XF VALUE	1,656
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	155,759
SOH/AGL Deduction	2,858
ASSESSED VALUE	152,901
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,901
TOTAL JUST VALUE	155,759
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23345	SFR	374	06/30/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1246/0758	12/12/2012	WD	Q	I	01	94,000
GRANTOR: CHRISTOPHER A & REBEK						
GRANTEE: MCALPIN HOLDINGS LL						
1198/0209	7/19/2010	WD	U	I	11	100
GRANTOR: JOSEPH ROCHE						
GRANTEE: CHRISTOPHER A & REB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S28 E21 FOP= S4 E6 N4 W6$ E20 N8 FGR= E15 N20 W15 S20$ N20$.

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	0166	CONC,PAVMT	0	0	0	0	736.00	UT	2.25	2.25	100	2006	2006	3	100	1,656	

LAND DESCRIPTION

TOTAL OB/XF 1,656

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/16/2023 BY JB Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 04/09/2025 BY SYS