COMM AT SE COR OF NE1/4 OF SW 1/4, RUN N 17.60 FT TO N R/W OF JIM WITT RD, E ALONG R/W

LESLIE DAVID C
203 SW JIM WITT RD
LAKE CITY, FL 32025

2023

03-5S-17-09102-002

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3517.00	1.00/

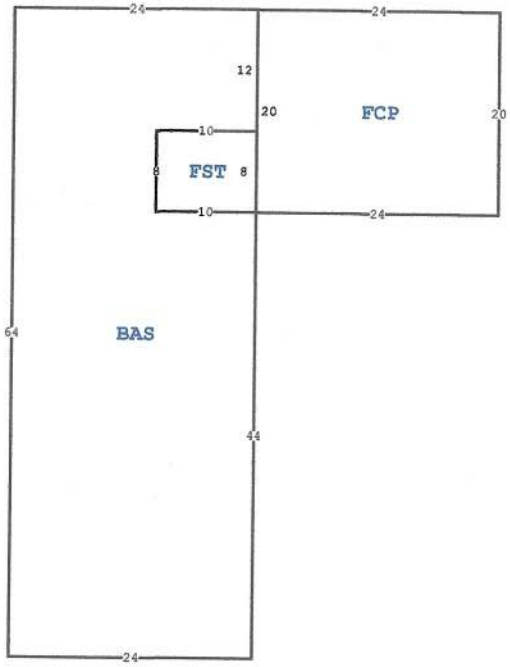
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	75,305
FCP	480	25	120	6,206
FST	80	55	44	2,276
TOTALS	2,016		1,620	83,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,620	95.8716	79.57	128,903	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM - 100% - 2020

HX Base Yr 2020



203 SW JIM WITT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/22/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	83,787
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	16,890
TOTAL MARKET VALUE	101,077
SOH/AGL Deduction	14,743
ASSESSED VALUE	86,334
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	36,334
TOTAL JUST VALUE	101,077
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1377/1565	1/30/2019	WD	Q	I	01	82,000
GRANTOR: CHRISTOPHER R WILLIAM						
GRANTEE: DAVID C LESLIE						
1347/1337	10/27/2017	WD	Q	I	01	79,800
GRANTOR: GEORGE H HUDSON JR						
GRANTEE: CHRISTOPHER R WILLI						

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S64 E24 N44 FCP= E24 N20 W24 S20$ FST= N8 W10 S8 E10$ W10 N8 E10 N12$.

LAND DESCRIPTION

TOTAL OB/XF 400

LN	USE CODE	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	SFR	100		A-1	0.00	0.00	1.16	AC		1.00	1.00	1.12	13,000.00	14,560.00	16,890							

REVIEW DATE 07/20/2017 BY BC Total Acres: 1.16 Total Land Value: 16,890 Market: 0 Agricultural: 0 Common: 16,890 PRINTED 01/18/2023