THE S 390.33 FT OF W1/2 OF W1/2
NW1/4.

MASTERS RHIDONNA JANE
141 SW MABREY GLN
LAKE CITY, FL 32024

2026

04-4S-16-02772-059

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

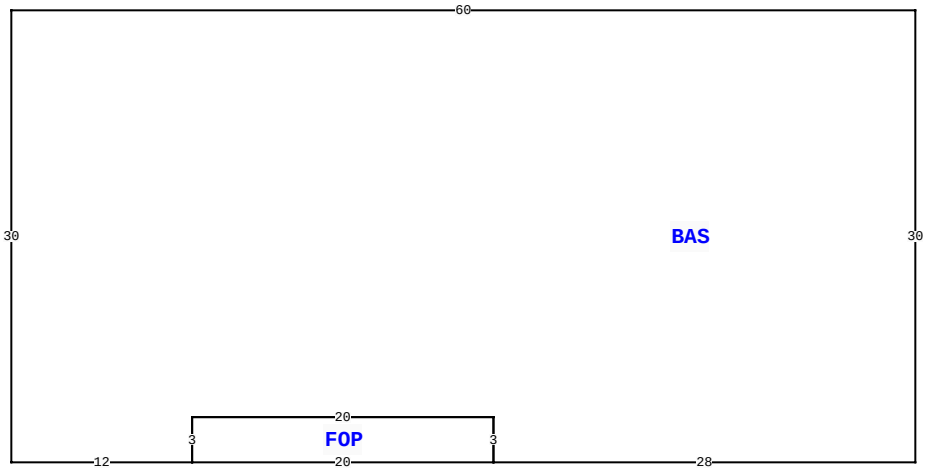
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100		1,740	132,825
FOP	60	30		18	1,374
TOTALS	1,800			1,758	134,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,758	104.8600	117.44	206,460	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1740 HX Base Yr 2017



141 SW MABREY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		134,199
TOTAL MARKET OB/XF VALUE		550
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		164,749
SOH/AGL Deduction		65,828
ASSESSED VALUE		98,921
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		43,199
TOTAL JUST VALUE		164,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,749

LAND:1:1: .0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053890	Electrical Servic		08/22/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/2200	2/03/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT (GRAY						
GRANTEE: RHIDONNA JANE MASTE						
1230/1800	2/24/2012	AG	U	I	40	68,000
GRANTOR: MICHAEL J & RIHDONNA						
GRANTEE: ROHAN A & LACREASHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E12 FOP= E20 N3W20 S3$ N3 E20 S3 E28 N30$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	200.00	200.00	50	2007	2007	3	50	100	
3	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	50	2007	2007	3	50	300	

LAND DESCRIPTION

TOTAL OB/XF 550

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	100		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							

REVIEW DATE 08/27/2025 BY tommy Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/07/2025 BY SYS