LOTS 4 & 5 BLOCK OSCEOLA
ESTATES S/D.

TAYLOR LEOTTA/HUDSON AMY
178 NE CARRIER PL
LAKE CITY, FL 32055

2025

15-3S-18-10283-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

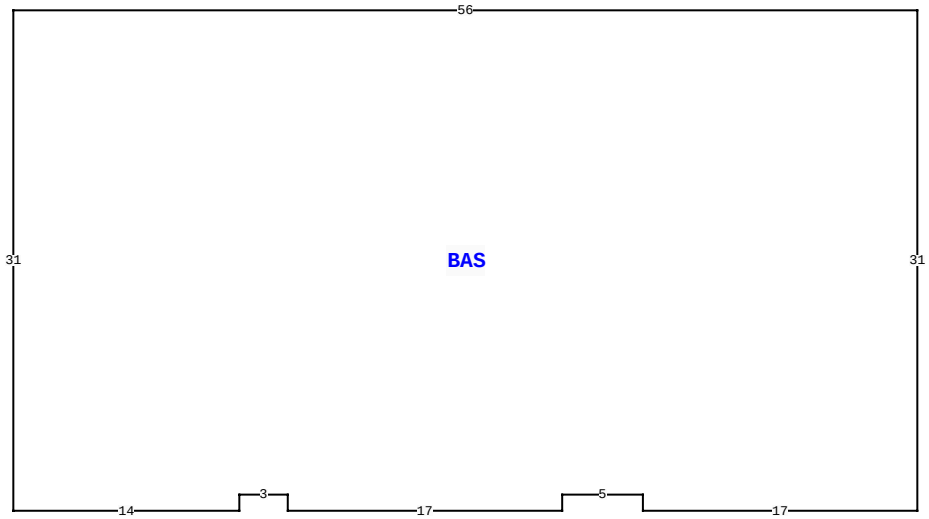
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	10318.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	146,163
TOTALS	1,728			1,728	146,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,728	113.9000	107.07	185,017	2015	2014	0	0	0	21.00	79.00

1 MANUF 1 100% - 0 Heated Area: 1728 HX Base Yr



178 NE CARRIER PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		146,163
TOTAL MARKET OB/XF VALUE		10,400
TOTAL LAND VALUE - MARKET		7,440
TOTAL MARKET VALUE		164,003
SOH/AGL Deduction		86,416
ASSESSED VALUE		77,587
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		26,865
TOTAL JUST VALUE		164,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32426	M H	375	10/22/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1406/2646	3/03/2020	QC	U	I	11	0

GRANTOR: LEOTTA TAYLOR, WIDOW

GRANTEE: LEOTTA TAYLOR & AMY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S31 E14 N1 E3 S1 E17 N1 E5 S1 E17 N31$.

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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 10,400

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	0102	C	SFR/MH	100		00	0.00	0.00	0.80	AC		1.00	1.00	1.00	9,300.00	9,300.00	7,440							

REVIEW DATE 09/22/2015 BY DF Total Acres: 0.80 Total Land Value: 7,440 Market: 0 Agricultural: 0 Common: 7,440 PRINTED 08/14/2025 BY SYS