COMM NE COR OF NE1/4 OF SW1/4, R
FOR POB, CONT S 158.07 FT, W 335
158.22 FT, E 335.35 FT TO POB.

MASSEY THOMAS/MASSEY DAWN
178 SW LEATHER CT
LAKE CITY, FL 32024

2026

16-4S-16-03041-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

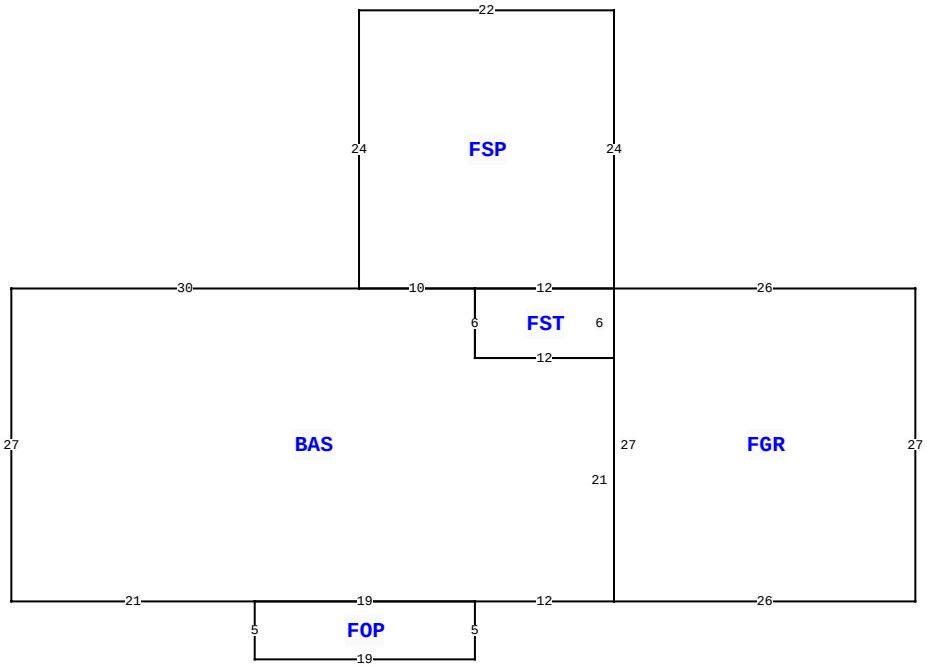
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	08	WD OR PLY 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,332	100		1,332	86,234
FGR	702	55		386	24,990
FOP	95	30		28	1,813
FSP	528	40		211	13,660
FST	72	55		40	2,590
TOTALS	2,729			1,997	129,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,997	88.9296	99.60	198,901	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1332 HX Base Yr



178 SW LEATHER CT, 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	129,286
TOTAL MARKET OB/XF VALUE	1,400
TOTAL LAND VALUE - MARKET	12,995
TOTAL MARKET VALUE	143,681
SOH/AGL Deduction	0
ASSESSED VALUE	143,681
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,681
TOTAL JUST VALUE	143,681
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1435/36	4/12/2021	WD	Q	I	01	110,000
GRANTOR: WILLIAMS SHERRY B						
GRANTEE: MASSEY THOMAS						
1417/1330	8/18/2020	QC	U	I	30	100
GRANTOR: ANN H BAKER						
GRANTEE: SHERRY B & CRAIG W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S27 E21 FOP= S5 E19N5 W19$ E19 E12 FGR= E26 N27 W26 S27$ N21 FST= N6 W12 S6 E12$ W12 N6 FSP= E12 N24 W22 S24 E10$ W10$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	0100	C	SFR	0		00	0.00	0.00	1.13	AC		1.00	1.00	1.00	11,500.00	11,500.00	12,995							

REVIEW DATE 07/22/2024 BY KS Total Acres: 1.13 Total Land Value: 12,995 Market: 0 Agricultural: 0 Common: 12,995 PRINTED 11/18/2025 BY SYS