BEG 158.07 FT S OF NW COR OF
NW1/4 OF SE1/4, RUN E 333.37
FT, S 157.92 FT, W 335.36 FT,

LIZOTTE ROBERT L/LIZOTTE JOY L
179 SW LEATHER CT
LAKE CITY, FL 32024

**2026**

**16-4S-16-03041-013**

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

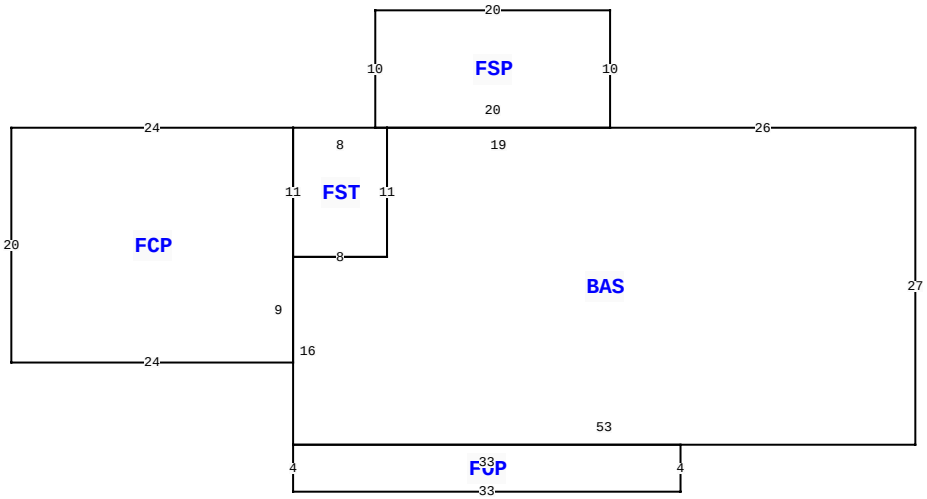
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 16416.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,343 | 100 | | 1,343 | 120,022 |
| FCP | 480 | 25 | | 120 | 10,724 |
| FOP | 132 | 30 | | 40 | 3,575 |
| FSP | 200 | 40 | | 80 | 7,149 |
| FST | 88 | 55 | | 48 | 4,290 |
| TOTALS | 2,243 | | | 1,631 | 145,760 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,631 | 122.7600 | 137.49 | 224,246 | 1973 | 1982 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 50% - 2006 Heated Area: 1343 HX Base Yr 2006




179 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 | | 145,760 |
| TOTAL MARKET OB/XF VALUE | | 1,378 |
| TOTAL LAND VALUE - MARKET | | 12,880 |
| TOTAL MARKET VALUE | | 160,018 |
| SOH/AGL Deduction | | 32,272 |
| ASSESSED VALUE | | 127,746 |
| TOTAL EXEMPTION VALUE | HA HAB | 25,000 |
| BASE TAXABLE VALUE | | 102,746 |
| TOTAL JUST VALUE | | 160,018 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 160,018 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1046/1529 | 5/17/2005 | WD | Q | I | | 94,000 |
| GRANTOR: JUDY PRUITT | | | | | | |
| GRANTEE: ROBERT L & JOY L LI | | | | | | |
| 0738/0043 | 11/30/1990 | WD | Q | I | | 55,000 |
| GRANTOR: LEONARD BOUTWELL | | | | | | |
| GRANTEE: JUDY PRUITT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W26 FSP= N10 W20 S10 E20$ W19 FST= W8 S11 E8 N11$ S11 W8
FCP= N11 W24 S20 E24 N9$ S16 FOP= S4 E33 N4 W33$ E53 N27$.

## 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 | 50 | 3 | 28 | 84.00 | UT | 2.00 | 2.00 | 100 | 1993 | 1993 | 3 | 100 | 168 | |
| 2 | 0166 | CONC,PAVMT | 0 | 50 | 12 | 72 | 864.00 | UT | 2.00 | 2.00 | 70 | 1993 | 1993 | 3 | 70 | 1,210 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,378

| 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 | 50 | | 00 | 0.00 | 0.00 | 1.12 | AC | | 1.00 | 1.00 | 1.00 | 11,500.00 | 11,500.00 | 12,880 | | | | | | | |

REVIEW DATE 07/19/2024 BY KS Total Acres: 1.12 Total Land Value: 12,880 Market: 0 Agricultural: 0 Common: 12,880 PRINTED 10/10/2025 BY SYS