COMM NW COR OF NW1/4 OF SE1/4,
RUN S 316.14 FT TO POB, RUN E
335.36 FT, S 157.92 FT, WEST

DAVIS NICHOLAS L/DAVIS CORTNEY
149 SW LEATHER CT
LAKE CITY, FL 32024

2026

16-4S-16-03041-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

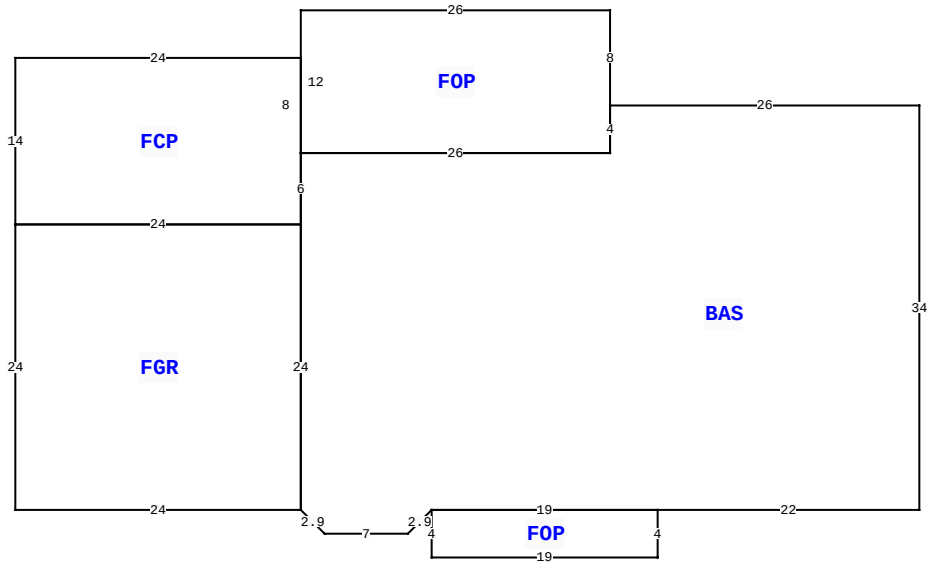
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,682	100		1,682	138,969
FCP	336	25		84	6,940
FGR	576	55		317	26,191
FOP	76	30		23	1,901
FOP	312	30		94	7,766
TOTALS	2,982			2,200	181,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,200	113.4900	127.11	279,642	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1682 HX Base Yr 2015



149 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		181,767
TOTAL MARKET OB/XF VALUE		5,800
TOTAL LAND VALUE - MARKET		12,880
TOTAL MARKET VALUE		200,447
SOH/AGL Deduction		83,393
ASSESSED VALUE		117,054
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		66,332
TOTAL JUST VALUE		200,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1283/1253	10/17/2014	FS	Q	I	01	87,000
GRANTOR: VICTORIA L DAVIS						
GRANTEE: NICHOLAS L & COURTN						
1272/2767	4/02/2014	CT	U	I	18	63,900
GRANTOR: CLERK OF COURT (PORTE						
GRANTEE: VICTORIA L DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= N8 W26 S12 E26 N4$ S4 W26 FCP= N8 W24 S14 E24 N6$ S6 FGR= W24 S24 E24 N24$ S24 R2 D2 E7 U2 R2 FOP= S4 E19 N4 W19$ E19 E22 N34$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	4,600	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 5,800

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	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