

LOT 14 VILLAGE ON THE GREEN S/D.
626-512, 791-389, 791-391, 844-6

LEATH NICOLE MONIQUE
1553 NW FRONTIER DR
LAKE CITY, FL 32055

2026

26-3S-16-02307-114



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	07	07
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	06
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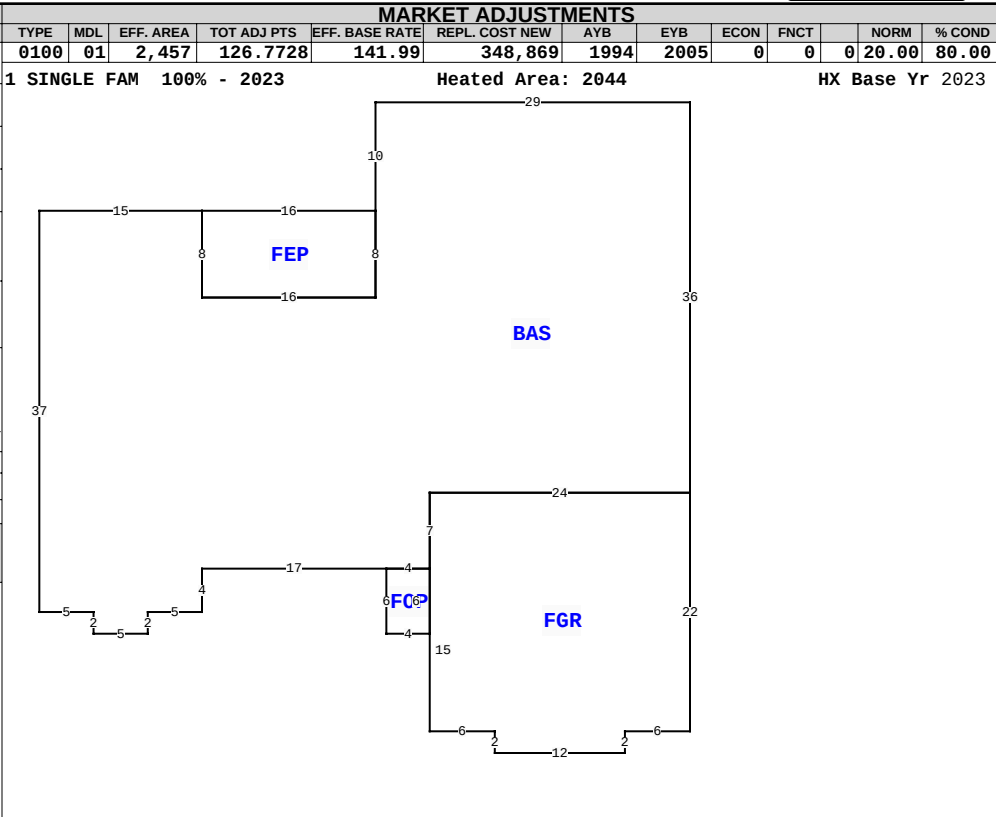
NEIGHBORHOOD/LOC	26316.020	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,044	100		2,044	232,182
FEP	128	80		102	11,586
FGR	552	55		304	34,532
FOP	24	30		7	795

TOTALS	2,748			2,457	279,095
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,925.00	UT	1.50
2	0258	PATIO	0	100	26	7	182.00	UT	2.50
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,000.00
5	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	400.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-	2120.00	177.00	1.00



1553 NW FRONTIER DR, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	0	0	3	100	2,888	
100	1994	1994	3	100	455	
100	1994	1994	3	100	1,200	
100	2026	2025		100	1,000	
100	2026	2025		100	2,500	
100	2026	2025		100	400	

TOTAL OB/XF									
8,443									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		279,095	
TOTAL MARKET OB/XF VALUE		8,443	
TOTAL LAND VALUE - MARKET		21,000	
TOTAL MARKET VALUE		308,538	
SOH/AGL Deduction		6,584	
ASSESSED VALUE		301,954	
TOTAL EXEMPTION VALUE		HX HB 13	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		308,538	
NCON VALUE		43,920	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,083	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7590	SFR	52,000	09/15/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1542/2621	6/12/2025	WD	Q	I	01
GRANTOR: EVANS JOHN K					SALE PRICE
GRANTEE: LEATH NICOLE MONIQU					400,000
1475/583					255,000
9/07/2022					
WD					
Q					
I					
01					
GRANTOR: LLOYD CLARA M					
GRANTEE: EVANS JOHN K					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W29 S10 FEP= W16 S8 E16N8\$ S8 W16 N8 W15 S37 E5 S2 E5N2 E5 N4 E17 FOP= S6 E4 N6 W4\$ E4 FGR= S15 E6 S2 E12 N2 E6N22 W24 S7\$ N7 E24 N36\$.									