LOT 10 BLOCK 9 LAKEWOOD S/D.

PB 1178-1561,1567, CT 1196-826,

MCELREATH-LEIBOLD JAMES COLTON
172 SE SAINT MARGARETS ST
LAKE CITY, FL 32025

2027

05-4S-17-07842-000

BUILDING CHARACTERISTICS

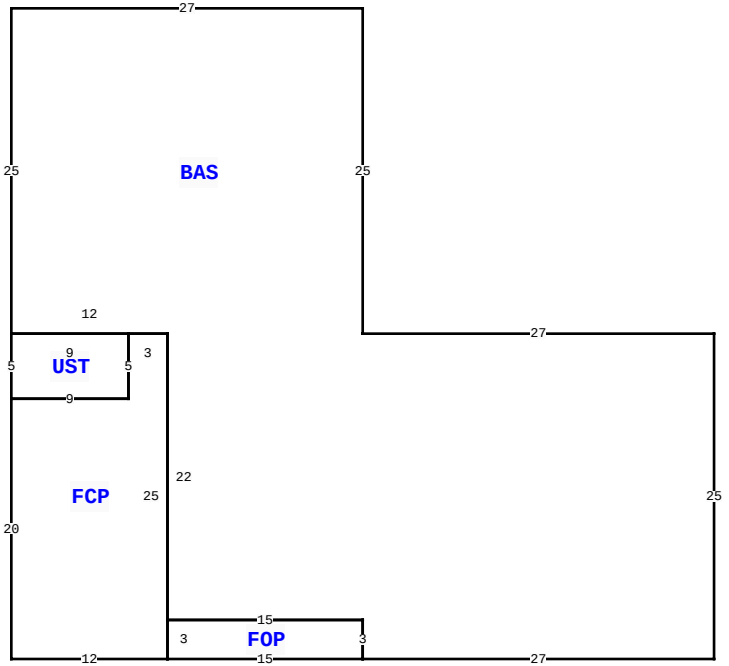
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	125,220
FCP	255	25		64	4,770
FOP	45	30		14	1,043
UST	45	45		20	1,490
TOTALS	2,025			1,778	132,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,778	104.2470	114.67	203,883	1953	1953	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1680 HX Base Yr



172 SE SAINT MARGARETS ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	132,524
TOTAL MARKET OB/XF VALUE	2,275
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	149,799
SOH/AGL Deduction	0
ASSESSED VALUE	149,799
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,799
TOTAL JUST VALUE	149,799
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/1837	8/04/2026	WD	Q	I	01	230,000
GRANTOR: RYAN RICE INDUSTRIES						
GRANTEE: MCELREATH-LEIBOLD J						
1552/1324	10/21/2025	WD	U	I	37	104,600
GRANTOR: CICCONE ALEXANDER MAT						
GRANTEE: RYAN RICE INDUSTRIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 N25 W27 S25 UST= S5 FCP= S20 E12 N25 W3 S5 W9$ E9 N5 W9$ E12 S22 FOP= S3 E15 N3 W15$ E15 S3 E27 N25$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0210	GARAGE U	0	0	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	475	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1953	1953	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,275

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		*RSF-	280.00	150.00	12,000.00	SF		1.00	1.00	1.00	1.25	1.25	15,000							

REVIEW DATE 02/03/2026 BY TP Total Acres: 0.28 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/17/2026 BY SYS