COMM NE COR OF E 704 FT OF THE N
NE1/4, W 374.73 FT FOR POB, CONT
662.36 FT, E 329.43 FT, N 661.43

BAUMAN EZEKIAL/BAUMAN SAMANTHA
482 SW LEATHER CT
LAKE CITY, FL 32024

2027

16-4S-16-03025-028

BUILDING CHARACTERISTICS

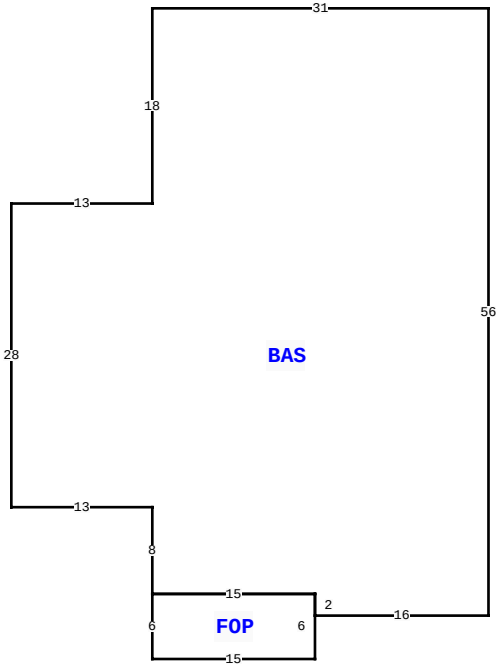
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	2,070	100		2,070	216,157
FOP	90	35		32	3,341
TOTALS	2,160			2,102	219,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,102	114.5000	109.92	231,052	2017	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2026 Heated Area: 2070 HX Base Yr 2026



482 SW LEATHER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		219,499
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		238,279
SOH/AGL Deduction		64,046
ASSESSED VALUE		174,233
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,822
TOTAL JUST VALUE		268,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34693	M H	770	10/19/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/255	5/09/2025	WD	Q	I	01	366,900
GRANTOR: HAWES SETH						
GRANTEE: BAUMAN EZEKIAL						
1479/2553	11/21/2022	WD	Q	I	01	280,000
GRANTOR: DANIELS JESSICA J						
GRANTEE: HAWES SETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S18 W13 S28 E13 S8 FOP= S6 E15 N6 W15$ E15 S2 E16 N56$.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	5500	A	TIMBER 2	100					4.00	AC		1.00	1.00	1.00	445.00	445.00	1,780							
3	9910	M	MKT.VAL.AG	100					4.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	32,000							

REVIEW DATE 07/14/2025 BY TP Total Acres: 5.00 Total Land Value: 9,780 Market: 32,000 Agricultural: 1,780 Common: 8,000 PRINTED 11/17/2026 BY SYS