

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

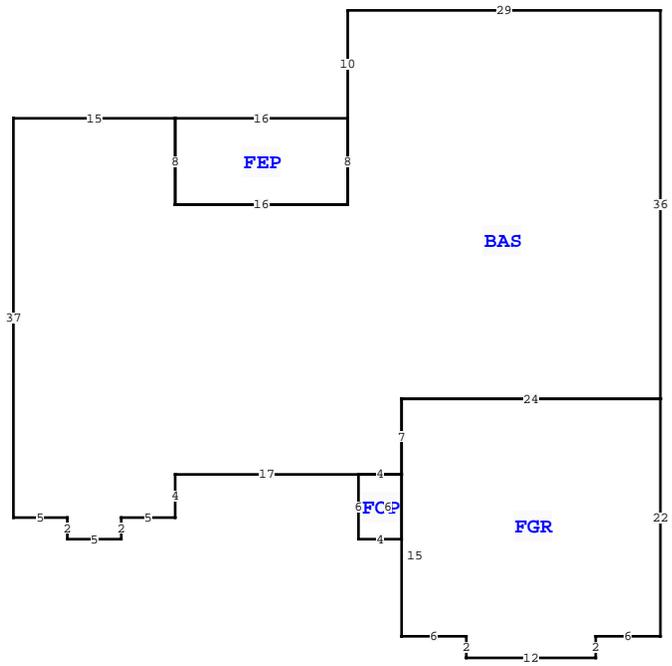
LEATH NICOLE MONIQUE
1553 NW FRONTIER DR
LAKE CITY, FL 32055

2026

26-3S-16-02307-114
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	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	1.100	
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	26316.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,044	100	
FEP	128	80	
FGR	552	55	
FOP	24	30	
TOTALS	2,748		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,457	126.7728	144.52	355,086	1994	2005	0	0	20.00	80.00
1 SINGLE FAM 100% - 2026 Heated Area: 2044 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		284,069	
TOTAL MARKET OB/XF VALUE		8,443	
TOTAL LAND VALUE - MARKET		21,000	
TOTAL MARKET VALUE		313,512	
SOH/AGL Deduction		0	
ASSESSED VALUE		313,512	
TOTAL EXEMPTION VALUE	HX HB 13	313,512	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		313,512	
NCON VALUE		44,633	
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	SALE PRICE
1542/2621	6/12/2025	WD	Q	I	01	400,000
GRANTOR: EVANS JOHN K						
GRANTEE: LEATH NICOLE MONIQU						
1475/583	9/07/2022	WD	Q	I	01	255,000
GRANTOR: LLOYD CLARA M						
GRANTEE: EVANS JOHN K						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	1,925.00	UT	1.50	1.50	100	0
2	0258	PATIO	0	100	26	182.00	UT	2.50	2.50	100	1994
3	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1994
4	0120	CLFENCE 4	0	100	0	1.00	UT	1,000.00	1,000.00	100	2026
5	0296	SHED METAL	0	100	0	1.00	UT	2,500.00	2,500.00	100	2026
6	0251	LEAN TO W/	0	100	0	1.00	UT	400.00	400.00	100	2026

TOTAL OB/XF												8,443
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/14/2026	MLU					

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\$.

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-21	20.00	177.00	1.00	LT		1.00	1.00	0.60	35,000.00	21,000.00	21,000							