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

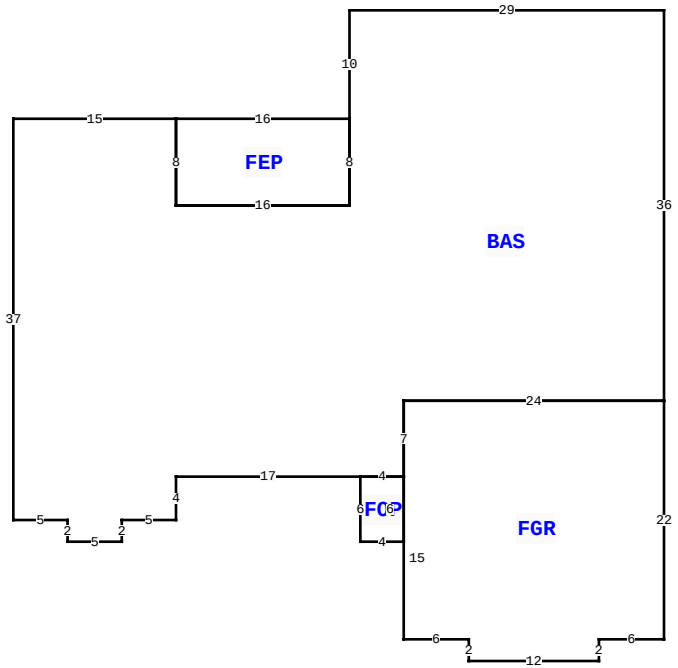
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	26316.020	1.00/

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

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	141.99	348,869	1994	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2026 Heated Area: 2044 HX Base Yr 2026



1553 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	100	0	0	1,925.00	UT	1.50	1.50	100	0	0	3	100	2,888	
2	0258	PATIO	0	100	26	7	182.00	UT	2.50	2.50	100	1994	1994	3	100	455	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

COLUMBIA COUNTY PROPERTY

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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	29,750
TOTAL MARKET VALUE	317,288
SOH/AGL Deduction	0
ASSESSED VALUE	317,288
TOTAL EXEMPTION VALUE	HX HB 13 317,288
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	317,288
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	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						

BUILDING NOTES

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 8,443

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		RSF-2	120.00	177.00	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750							

REVIEW DATE 10/01/2025 BY TP Total Acres: 0.49 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 06/23/2026 BY SYS