

COLUMBIA COUNTY

Property Appraiser

Parcel 04-4S-16-02772-059

Owners

MASTERS RHIDONNA JANE
141 SW MABREY GLN
LAKE CITY, FL 32024

Parcel Summary

Location	141 SW MABREY GLN
Use Code	0100: SINGLE FAMILY
Tax District	2: COUNTY
Acreage	3.0000
Section	04
Township	4S
Range	16
Subdivision	DIST 2
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

THE S 390.33 FT OF W1/2 OF W1/2 OF NE1/4 OF NW1/4.

650-167, AG 1230-1800, CT 1309-2200



Working Values

	2025
Total Building	\$134,199
Total Extra Features	\$550
Total Market Land	\$30,000
Total Ag Land	\$0

	2025
Total Market	\$164,749
Total Assessed	\$96,040
Total Exempt	\$55,722
Total Taxable	\$40,318
SOH Diff	\$68,709

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$125,811	\$115,036	\$99,449	\$83,874	\$76,686	\$70,695
Total Extra Features	\$550	\$550	\$550	\$550	\$550	\$550
Total Market Land	\$24,000	\$24,000	\$24,000	\$24,000	\$23,795	\$23,795
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$150,361	\$139,586	\$123,999	\$108,424	\$101,031	\$95,040
Total Assessed	\$93,333	\$90,615	\$87,976	\$85,414	\$84,235	\$82,341
Total Exempt	\$55,000	\$55,000	\$50,500	\$50,500	\$50,500	\$50,500
Total Taxable	\$38,333	\$35,615	\$37,476	\$34,914	\$33,735	\$31,841
SOH Diff	\$57,028	\$48,971	\$36,023	\$23,010	\$16,796	\$12,699

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
CT 1309/2200	2016-02-03	U	18	CERTIFICATE OF TITLE	Improved	\$100	Grantor: CLERK OF COURT (GRAY & ETAL) Grantee: RHIDONNA JANE MASTERS
AG 1230/1800	2012-02-24	U	40	AGREEMENT FOR DEED	Improved	\$68,000	Grantor: MICHAEL J & RIHDONNA JANE MASTERS (H & W) Grantee: ROHAN A & LACREASHA S GRAY (H & W)

Buildings

Building # 1, Section # 1, 76686, SFR

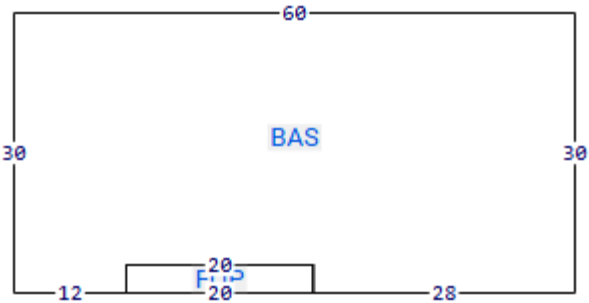
Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	1740	1800	\$206,460	1984	1984	0.00%	35.00%	65.00%	\$134,199

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	15	CONC BLOCK
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	1.50	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,740	100%	1,740
FOP	60	30%	18



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0294	SHED WOOD/VINYL			1.00	\$0.00	0	100%	\$150
0040	BARN,POLE			1.00	\$200.00	2007	50%	\$100
0296	SHED METAL			1.00	\$600.00	2007	50%	\$300

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	00	.00	.00	3.00	\$10,000.00/AC	3.00	1.00	\$30,000

Personal Property

None

Permits

None

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of August 22, 2025.