LOT 29 UNIT 3 THREE RIVERS ESTAT
695-737,738, 943-1228, WD 1513-2

LITTLE GAIL L/LITTLE MARK ANTHONY
319 SW SOLSTICE CT
LAKE CITY, FL 32024

2026

00-00-00-00595-029

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

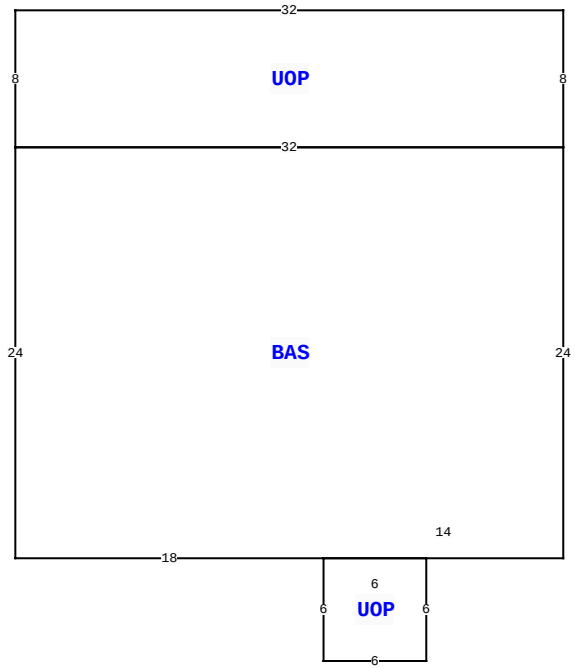
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.03	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	46,940
UOP	36	20		7	428
UOP	256	20		51	3,117
TOTALS	1,060			826	50,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	826	83.9520	94.03	77,669	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 768 HX Base Yr



170 SW MANATEE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	50,485
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	15,300
TOTAL MARKET VALUE	65,785
SOH/AGL Deduction	5,256
ASSESSED VALUE	60,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,529
TOTAL JUST VALUE	65,785
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051172	Electrical Servic	0	10/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1513/225	4/23/2024	WD	U	I	11	100
GRANTOR: LITTLE GAIL L						
GRANTEE: LITTLE GAIL L						
0943/1228	12/31/2001	QC	Q	I	01	10,000
GRANTOR: JEANNE L LEE						
GRANTEE: GAIL L LITTLE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N8 W32 S8 E32$ BAS= W32 S24 E18 UOP= S6 E6 N6 W6$ E14 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		00	0.00	0.00	1.00	LT		1.00	1.00	0.85	18,000.00	15,300.00	15,300							

REVIEW DATE 12/06/2024 BY tommy Total Acres: 0.61 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 11/20/2025 BY SYS