COMM NE COR, RUN S 356.73 FT
FOR POB, CONT S 954.94 FT TO
N R/W OF A GRD RD, W ALONG R/W

JOHNSON KRISTINA JILES
539 SW FINLEY LITTLE LN
LAKE CITY, FL 32024-4863

2026

01-5S-16-03385-000

BUILDING CHARACTERISTICS

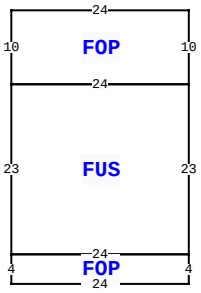
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.00	1.00/

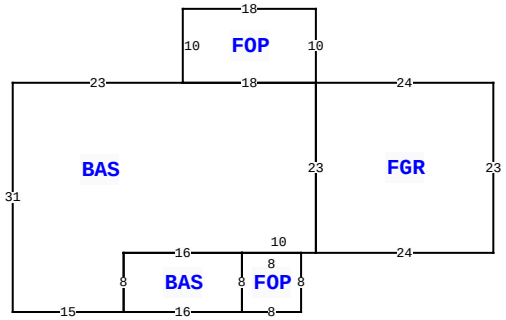
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	128	100		128	11,588
BAS	1,063	100		1,063	96,236
FGR	552	55		304	27,522
FOP	64	30		19	1,720
FOP	96	30		29	2,625
FOP	180	30		54	4,889
FOP	240	30		72	6,518
FUS	552	100		552	49,974
TOTALS	2,875			2,221	201,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,221	124.3588	139.28	309,341	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1743 HX Base Yr 2014





539 SW FINLEY LITTLE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		201,072
TOTAL MARKET OB/XF VALUE		3,027
TOTAL LAND VALUE - MARKET		34,920
TOTAL MARKET VALUE		239,019
SOH/AGL Deduction		104,034
ASSESSED VALUE		134,985
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,263
TOTAL JUST VALUE		239,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1256/2683	6/14/2013	WD	Q	I	05	188,500
GRANTOR: CADY DEVELOPMENT LLC						
GRANTEE: KRISTINA JILES JOHN						
1176/2681	5/15/2009	WD	U	I	30	10,000
GRANTOR: CADY & CADY ASSOCIATE						
GRANTEE: CADY DEVELOPMENT LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S31 E15 BAS= E16 N8 W16 S8$ N8 E16 FOP= S8 E8 N8 W8$ E10 FGR= E24 N23 W24 S23$ N23 FOP= N10 W18 S10E18$ W18 $ PTR=N20 FOP= N4 FUS= N23 FOP= N10 W24 S10 E24$ W24 S23 E24$ W24 S4 E24$ S20$.

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	3	30	90.00	UT	2.00	2.00	100	1993	1993	3	100	180	
2	0166	CONC,PAVMT	0	100	0	0	1,898.00	UT	1.50	1.50	100	1996	1996	3	100	2,847	

LAND DESCRIPTION

TOTAL OB/XF 3,027

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							
2	0100	C	SFR	0		A-1	0.00	0.00	0.94	AC		1.00	1.00	1.00	18,000.00	18,000.00	16,920							

REVIEW DATE 08/13/2019 BY KR Total Acres: 1.94 Total Land Value: 34,920 Market: 0 Agricultural: 0 Common: 34,920 PRINTED 11/03/2025 BY SYS