COMM NE COR SEC, RUN S 356.73 FT
955.61 FT, TO N R/W OF CNTY GRAD
R/W 200.05 FT, N 640.09 FT, N 31

JILES BILL/JILES CAROLYN
597 SW FINLEY LITTLE LN
LAKE CITY, FL 32024

2026

01-5S-16-03385-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

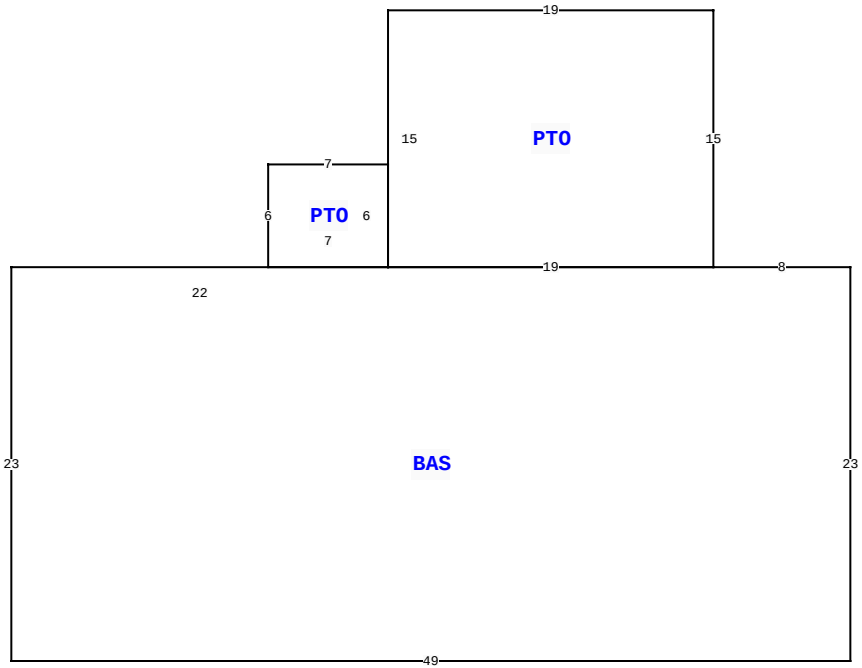
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 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	1,127	100		1,127	101,011
PTO	42	5		2	179
PTO	285	5		14	1,255
TOTALS	1,454			1,143	102,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,143	123.1140	137.89	157,608	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1127 HX Base Yr 2024



597 SW FINLEY LITTLE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		102,445
TOTAL MARKET OB/XF VALUE		840
TOTAL LAND VALUE - MARKET		49,200
TOTAL MARKET VALUE		152,485
SOH/AGL Deduction		0
ASSESSED VALUE		152,485
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,763
TOTAL JUST VALUE		152,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/501	6/07/2023	LE	U	I	14	100
GRANTOR: JOHNSON KRISTINA JILE						
GRANTEE: JILES BILL (ENH LE)						
1256/2683	6/14/2013	WD	Q	I	05	188,500
GRANTOR: CADY DEVELOPMENT LLC						
GRANTEE: KRISTINA JILES JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 PTO= N15 W19 S15 E19$ W19 PTO= N6 W7 S6 E7$ W22 S23 E49 N23$.

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	15	28	420.00	UT	2.00	2.00	100	1993	1993	3	100	840	

LAND DESCRIPTION

TOTAL OB/XF 840

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	0000	C	VAC RES	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	24,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.10	AC		1.00	1.00	1.00	12,000.00	12,000.00	25,200							

REVIEW DATE 08/13/2019 BY KR Total Acres: 4.10 Total Land Value: 49,200 Market: 0 Agricultural: 0 Common: 49,200 PRINTED 10/31/2025 BY SYS