

COMM NE COR OF NW1/4, RUN S
1268.83 FT FOR POB, CONT S
283.60 FT, W 420 FT, N 283.80

RAULERSON WAYNE ROSS JR
1752 SW LITTLE RD
LAKE CITY, FL 32024-4984

2026

01-5S-16-03389-011



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 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	01
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NEIGHBORHOOD/LOC	1516.00	1.00/
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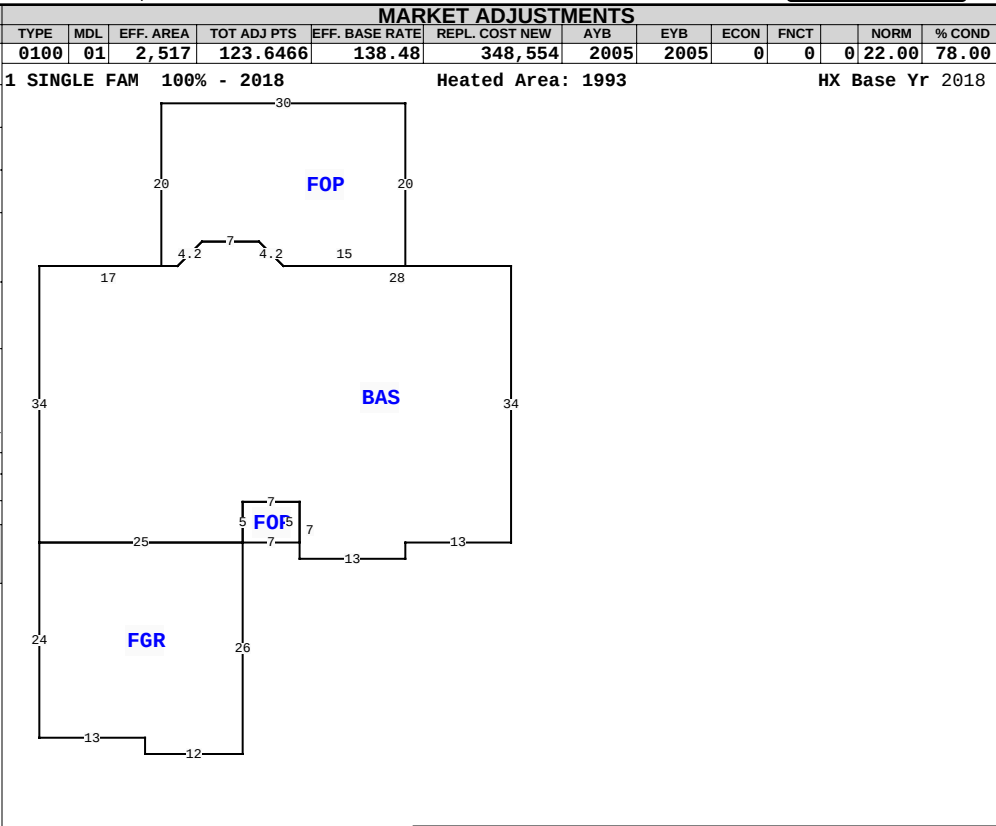
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,993	100		1,993	215,273
FGR	624	55		343	37,049
FOP	35	30		10	1,080
FOP	570	30		171	18,470

TOTALS	3,222			2,517	271,872
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
2	0166	CONC, PAVMT	0	100	0	0	724.00	UT	2.00
3	0258	PATIO	0	100	0	0	1.00	UT	0.00
4	0210	GARAGE U	0	100	30	30	900.00	UT	16.00
5	0251	LEAN TO W/	0	100	12	30	360.00	UT	3.50
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	2.73

REVIEW DATE	03/10/2020	BY	BC
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1752 SW LITTLE RD, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	724.00	UT	2.00	2.00	100	2005	2005	3	100	1,448	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
4	0210	GARAGE U	0	100	30	30	900.00	UT	16.00	16.00	100	2018	2018	3	100	14,400	
5	0251	LEAN TO W/	0	100	12	30	360.00	UT	3.50	3.50	100	2018	2018	3	100	1,260	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	

TOTAL OB/XF													22,908	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
	A-1	0.00	0.00	2.73	AC		1.00	1.00	1.00	15,000.00	15,000.00			

Total Acres: 2.73	Total Land Value: 40,950	Market: 0	Agricultural: 0	Common: 40,950
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		271,872			
TOTAL MARKET OB/XF VALUE		22,908			
TOTAL LAND VALUE - MARKET		40,950			
TOTAL MARKET VALUE		335,730			
SOH/AGL Deduction		78,586			
ASSESSED VALUE		257,144			
TOTAL EXEMPTION VALUE		HX HB			
BASE TAXABLE VALUE		206,422			
TOTAL JUST VALUE		335,730			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		339,564			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043484	Electrical Servic	0	01/06/2022
41087	ADDN SFR		12/31/2020
36835	GARAGE	168	06/11/2018
22795	SFR	600	02/08/2005
13039	M H	125	09/10/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1344/0635	9/05/2017	WD	Q	I	01	210,000
GRANTOR: JEREMY MORRIS & AMY M						
GRANTEE: WAYNE ROSS RAULERSO						
1034/2136	1/05/2005	QC	Q	V	01	100
GRANTOR: ZUBER						
GRANTEE: MORRIS						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W28 U3L3 W7 D3L3 W17 S34 E25 N5 E7 S7 E13 N2 E13 N34 \$									
FGR=[ORIG=-58,34] S24 E13 S2 E12 N26 W25 \$									
FOP=[ORIG=-13,0] N20 W30 S20 E2 U3R3 E7 D3R3 E15 \$									
FOP=[ORIG=-33,34] E7 N5 W7 S5 \$									