BEG 630 FT E & 420 FT S OF NW
COR OF NE1/4 OF NW1/4, RUN S
210 FT, W 420 FT, N 210 FT, E

LITTLE GREGORY D/LITTLE TERESA A
178 SW SAPPHIRE CT
LAKE CITY, FL 32024

2026

01-5S-16-03390-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

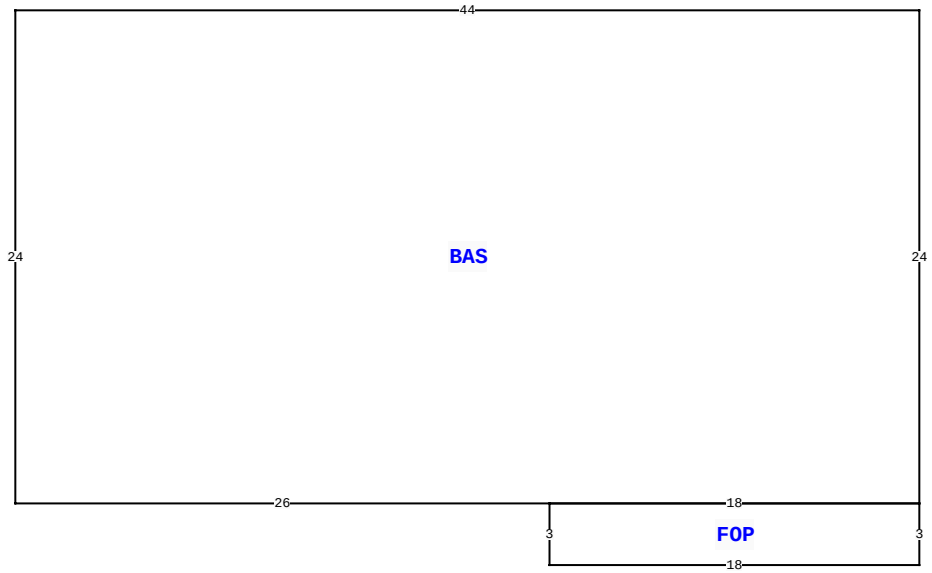
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	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	1,056	100		1,056	89,781
FOP	54	30		16	1,360
TOTALS	1,110			1,072	91,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,072	116.7900	130.80	140,218	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1056 HX Base Yr



178 SW SAPPHIRE CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		91,142
TOTAL MARKET OB/XF VALUE		3,672
TOTAL LAND VALUE - MARKET		47,088
TOTAL MARKET VALUE		141,902
SOH/AGL Deduction		76,276
ASSESSED VALUE		65,626
TOTAL EXEMPTION VALUE	HX HB	40,626
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		141,902
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049026	Roof Replacement	8,195	01/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1350/1619	12/15/2017	WD	U	I	30	100

GRANTOR: GREGORY D LITTLE & TE

GRANTEE: GREGORY D & TERESA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E26 FOP= S3 E18N3 W18 $ E18 N24$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	100	24	20	480.00	UT	4.40	4.40	100	0	0	3	100	2,112	
3	0252	LEAN-TO W/	0	100	10	24	240.00	UT	2.00	2.00	75	1993	1993	3	75	360	

LAND DESCRIPTION

TOTAL OB/XF 3,672

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	210.00	210.00	1.00	AC		1.00	1.00	0.80	9,000.00	7,200.00	7,200							
2	0100	C	SFR	100			0.00	0.00	5.54	AC		1.00	1.00	0.80	9,000.00	7,200.00	39,888							

REVIEW DATE 02/06/2024 BY JS Total Acres: 6.54 Total Land Value: 47,088 Market: 0 Agricultural: 0 Common: 47,088 PRINTED 10/31/2025 BY SYS