COMM SE COR OF NW1/4 N 893.95
FT, W 645.24 FT, N 426.31 FT
FOR POB, CONT N 142.07 FT, W

BROWN CHRISTOPHER RYAN
328 SW SAPPHIRE CT
LAKE CITY, FL 32024

2026

01-5S-16-03390-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

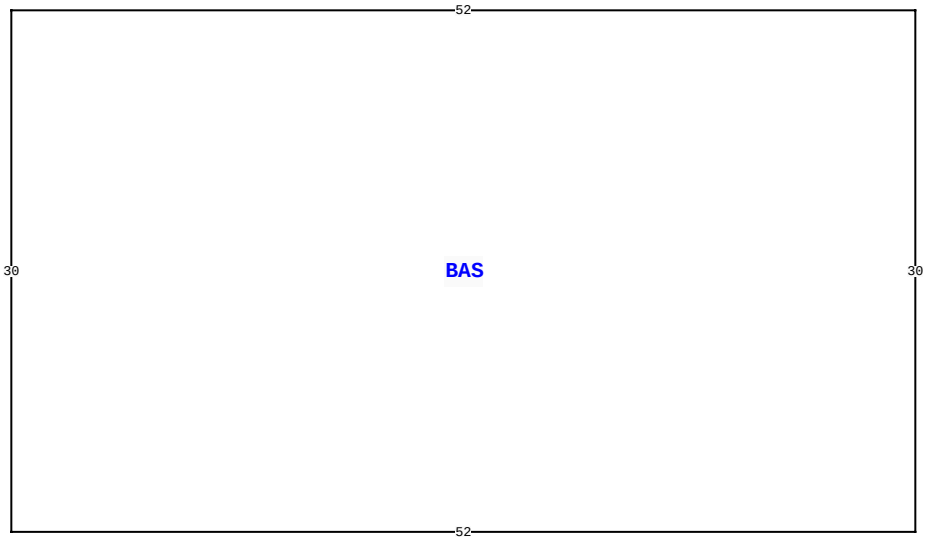
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	113,580
TOTALS	1,560			1,560	113,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,560	113.9000	107.07	167,029	2012	2011	0	0	0	32.00	68.00

1 MANUF 1 100% - 2012 Heated Area: 1560 HX Base Yr 2012



328 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		113,580
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		135,580
SOH/AGL Deduction		68,763
ASSESSED VALUE		66,817
TOTAL EXEMPTION VALUE	HX HB	41,817
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		135,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,591

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/0129	1/10/2019	WD	U	I	30	100
GRANTOR: CLIFTON J LITTLE JR &						
GRANTEE: CHRISTOPHER RYAN BR						
1224/2277	10/28/2011	WD	U	V	11	100
GRANTOR: CLIFTON J LITTLE JR &						
GRANTEE: SUSAN O LITTLE & CH						

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E52 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	0.75	AC		1.00	1.00	1.00	15,000.00	15,000.00	11,250							
2	0000	C	VAC RES	100			0.00	0.00	0.25	AC		1.00	1.00	1.00	15,000.00	15,000.00	3,750							

REVIEW DATE 09/04/2019 BY KR Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/07/2025 BY SYS