

COMM AT SE COR OF NW1/4, RUN N 2
FT FOR POB, CONT W 231.15 FT, N
232.93 FT, S 166.82 FT TO POB.

BREWSTER JAMES A
1580 SW LITTLE RD
LAKE CITY, FL 32024

2026

01-5S-16-03390-021



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	32	HARDIE BRD 90								0100	01	2,261	120.4643	134.92	305,054	2009	2009	0	0	0	16.00	84.00	VALUATION BY																								
Exterior Wall	21	STONE 10								1 SINGLE FAM 100% - 2025										Heated Area: 1916										HX Base Yr 2025										STANDARD							
Roof Structur	03	GABLE/HIP 100																		Tax Group: 3										Tax Dist:										256,245							
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE																				8,718							
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE																				19,800							
Interior Floo	14	CARPET 80																		TOTAL LAND VALUE - MARKET																				284,763							
Interior Floo	15	HARDTILE 20																		TOTAL MARKET VALUE																				0							
Air Condition	03	CENTRAL 100								SOH/AGL Deduction																				284,763																	
Heating Type	04	AIR DUCTED 100								ASSESSED VALUE																				50,722																	
Bedrooms	3	100								TOTAL EXEMPTION VALUE										HX HB										234,041																	
Bathrooms	2	100								BASE TAXABLE VALUE																				284,763																	
Frame	02	WOOD FRAME 100								TOTAL JUST VALUE																				0																	
Stories	1.	1. 100								NCON VALUE																				INCOME VALUE																	
Architectual	05	CONV 100								PREVIOUS YEAR MKT VALUE																				287,814																	
Units		0 100																																													
Quality																						07 07																									
DOR CODE																						0100 SINGLE FAMILY																									
MAP NUM																																01															
NEIGHBORHOOD/LOC																						1516.00										1.00/															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	1,685	100		1,685	190,966																																										
FGR	484	55		266	30,147																																										
FOP	90	30		27	3,060																																										
FOP	175	30		52	5,893																																										
FUS	231	100		231	26,180																																										
TOTALS																						2,665		2,261	256,245																						
EXTRA FEATURES																						1580 SW LITTLE RD, LAKE CITY																									
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	0166	CONC, PAVMT	0 100	0	0	2,047.00	UT	2.50	2.50	100	2009	2009	3	100	5,118																																
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800																																
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800																																
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000																																
LAND DESCRIPTION																						TOTAL OB/XF										8,718															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.90	AC		1.00	1.00	1.00	22,000.00	22,000.00	19,800																														
REVIEW DATE 05/05/2025 BY chuck Total Acres: 0.90 Total Land Value: 19,800 Market: 0 Agricultural: 0 Common: 19,800 PRINTED 11/18/2025 BY SYS																																															