

BEG SW COR OF NE1/4, N 818.95
FT, E 663 FT TO E LINE OF
W1/2 OF SW1/4 OF NE1/4, S

PICANOL JAIME/PICANOL GISELA
1413 SW LITTLE RD
LAKE CITY, FL 32024

2026

01-5S-16-03394-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 90			
Exterior Wall	05	AVERAGE 10			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LAM/VNPLK 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectural Units	05	CONV 100			
		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	02	02 100			
Quality	06	06			
DOR CODE	5000IMPROVED AG				
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	400	100		400	49,923
BAS	1,485	100		1,485	185,337
FDG	600	60		360	44,931
FOP	144	30		43	5,367
UOP	792	20		158	19,719
TOTALS	3,421			2,446	305,277

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,446	124.1602	139.06	340,141	1989	2015	0	0	0	10.25	89.75
1 SINGLE FAM			100% - 2021		Heated Area: 1885			HX Base Yr 2021				
20 30 FDG 30 20 33 24 UOP 24 33 27 29 BAS 27 18 FOP 18 20 20 BAS 20 5 9												
				BLD DATE					LGL DATE			
				XF DATE					LAND DATE		04/08/2025	
				INC DATE					AG DATE			
											04/08/2025	
									MLU			

EXTRA FEATURES							1413 SW LITTLE RD, LAKE CITY				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	0166	CONC, PAVMT	0	100	20	24	1.00	UT	0.00	0.00	100	0	0	3	100	600				
2	0070	CARPORT UF	0	100	20	20	400.00	UT	3.00	3.00	100	1993	1993	3	100	1,200				
3	0166	CONC, PAVMT	0	100	0	0	5,850.00	UT	2.00	2.00	50	1993	1993	3	50	5,850				
4	0327	STABLES-SM	0	100	12	56	672.00	UT	8.00	8.00	100	2009	2009	3	100	5,376				
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000				
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600				
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	10,000				
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200				