BEG AT NE COR OF SW1/4 OF
NE1/4, RUN W 331.74 FT, S
658.35 FT, E 331.26 FT, NORTH

SLATER DONALD JENE/SLATER SAMANTHA
296 SW FINLEY LITTLE LN
LAKE CITY, FL 32024-1897

2026

01-5S-16-03396-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

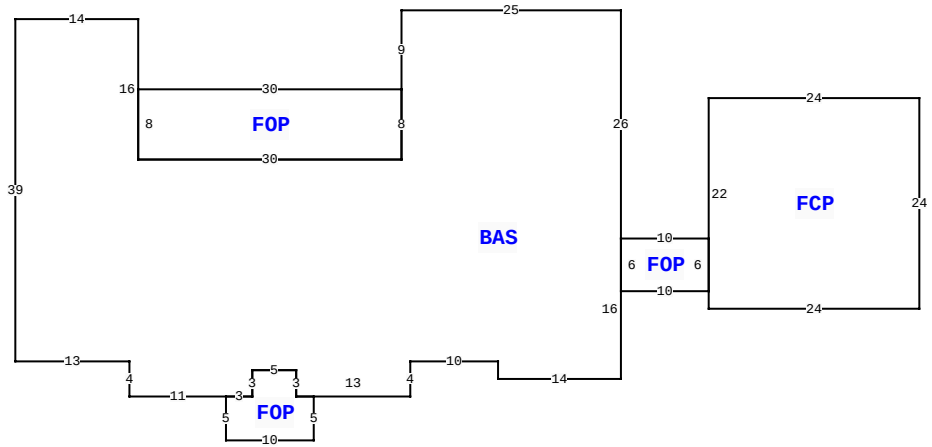
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	2,377	100		2,377	306,943
FCP	576	25		144	18,594
FOP	60	30		18	2,324
FOP	65	30		20	2,583
FOP	240	30		72	9,297
TOTALS	3,318			2,631	339,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,631	123.9700	138.85	365,314	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 2377 HX Base Yr 2019



296 SW FINLEY LITTLE LN, 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		339,742
TOTAL MARKET OB/XF VALUE		27,374
TOTAL LAND VALUE - MARKET		44,550
TOTAL MARKET VALUE		411,666
SOH/AGL Deduction		103,008
ASSESSED VALUE		308,658
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		257,936
TOTAL JUST VALUE		411,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37380	STORAGE	183	10/30/2018
36400	SFR	1,184	03/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/1481	6/26/2017	WD	Q	V	01	35,000
GRANTOR: SAMUEL & ANGELA LACEY						
GRANTEE: DONALD JENE & SAMAN						
1339/1479	6/22/2017	WD	U	V	11	100
GRANTOR: ABRAM HUBER						
GRANTEE: SAMUEL & ANGELA LAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S9 FOP= W30 S8 E30 N8$ S8 W30 N16 W14 S39 E13 S4 E11
FOP= S5 E10 N5 W2 N3 W5 S3 W3$ E3 N3 E5 S3 E13 N4 E10 S2 E14
N16 FOP= S6 E10 FCP= S2 E24 N24 W24 S22 $ N6 W10$ N26$.

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	0166	CONC,PAVMT	0	100	0	0	2,743.00	UT	2.00	2.00	100	2018	2018	3	100	5,486	
2	0210	GARAGE U	0	100	0	0	1,368.00	UT	16.00	16.00	100	2018	2018	3	100	21,888	

LAND DESCRIPTION

TOTAL OB/XF 27,374

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	0.00	0.00	4.05	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,550							

REVIEW DATE 08/15/2019 BY KR Total Acres: 4.05 Total Land Value: 44,550 Market: 0 Agricultural: 0 Common: 44,550 PRINTED 11/07/2025 BY SYS