

COMM NW COR OF NW1/4, E 768.96
FT FOR POB, CONT E 279.48 FT,
S 663.54 FT, W 279.48 FT, N

ZUBER JAMES R JR/ZUBER KAREN E
2356 SW LITTLE RD
LAKE CITY, FL 32024

2026

01-5S-16-03399-001



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 3														
Exterior Wall	19	COMMON BRK 100	0100	01	1,921	115.8180	129.72	249,192	1991	1991	0	0	0	34.00	66.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 0														Heated Area: 1881 HX Base Yr												
Roof Cover	03	COMP SHNGL 100	57 33 43 14 19 BAS FOP														VALUATION SUMMARY												
Interior Wall	05	DRYWALL 100															Tax Group: 3 Tax Dist:												
Interior Floo	14	CARPET 80															BUILDING MARKET VALUE 279,187												
Interior Floo	11	CLAY TILE 20															TOTAL MARKET OB/XF VALUE 99,377												
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET 54,450												
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE 433,014												
Bedrooms	3	100															SOH/AGL Deduction 109,320												
Bathrooms	3	100															ASSESSED VALUE 323,694												
Frame	01	NONE 100															TOTAL EXEMPTION VALUE HX HB 50,722												
Stories	1.	1. 100															BASE TAXABLE VALUE 272,972												
Architectual	05	CONV 100	TOTAL JUST VALUE 433,014																										
Units	0	100	NCON VALUE 0																										
Condition Adj	03	03 100	INCOME VALUE																										
Kitchen Adjus	01	01 100	PREVIOUS YEAR MKT VALUE 435,506																										
Quality 05 05			SALE:3:1: TALK TO MARTHA 30,000 PLUS 35,250																										
DOR CODE 0102SFRES/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	1,881	100		1,881	161,042																								
FOP	133	30		40	3,425																								
TOTALS 2,014			1,921			164,467																							
EXTRA FEATURES						2356 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000													
2	0280	POOL R/CON	0	100	22	74	1,628.00	UT	70.00	70.00	30	1993	1993	3	30	34,188													
3	0030	BARN,MT	0	0	32	48	1,536.00	UT	10.00	10.00	100	1993	1993	3	100	15,360													
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
5	0258	PATIO	0	100	42	46	1,932.00	UT	2.50	2.50	80	1993	1993	3	80	3,864													
6	0166	CONC,PAVMT	0	100	0	0	5,942.00	UT	2.00	2.00	80	1993	1993	3	80	9,507													
7	0169	FENCE/WOOD	0	100	0	0	120.00	UT	15.50	15.50	100	2009	2009	3	100	1,860													
8	0030	BARN,MT	0	100	32	25	800.00	UT	10.00	10.00	100	2009	2009	3	100	8,000													
9	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200													
10	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000													
LAND DESCRIPTION						TOTAL OB/XF 82,979																							
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	4.05	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,450												
2	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000												
REVIEW DATE 06/24/2020 BY KR Total Acres: 6.05 Total Land Value: 54,450 Market: 0 Agricultural: 0 Common: 54,450 PRINTED 11/18/2025 BY SYS																													

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