LOTS 2 & 3 RIVERS MANOR S/D UNIT
RD R/W DESC IN ORB 1048-779.

COX VERLIN T/COX DEANNA D
578 SW LITTLE RD
LAKE CITY, FL 32024

2026

01-5S-16-03401-102

BUILDING CHARACTERISTICS

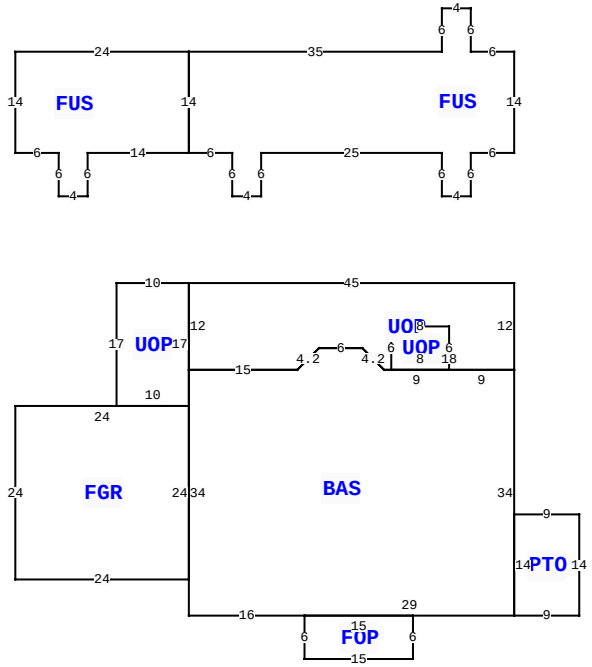
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,557	100		1,557	170,994
FGR	576	55		317	34,814
FOP	90	30		27	2,966
FUS	360	100		360	39,536
FUS	702	100		702	77,096
PTO	126	5		6	659
UOP	48	20		10	1,098
UOP	170	20		34	3,734
UOP	513	20		103	11,312
TOTALS	4,142			3,116	342,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,116	130.7448	146.43	456,276	2000	2000	0	0	0	25.00	75.00

2 SINGLE FAM 100% - 2021 Heated Area: 2619 HX Base Yr 2021



578 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		342,207
TOTAL MARKET OB/XF VALUE		14,500
TOTAL LAND VALUE - MARKET		40,320
TOTAL MARKET VALUE		397,027
SOH/AGL Deduction		56,693
ASSESSED VALUE		340,334
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		289,612
TOTAL JUST VALUE		397,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,590

XFOB:1:1: INNO MH

BLDG:1:1: INNO MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35989	STORAGE	250	11/14/2017
35557	GARAGE	378	07/14/2017
16019	SFR	300	09/08/1999
14768	M H	125	12/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1342/2421	11/10/2020	WD	Q	I	01	345,000
GRANTOR: CHARLES LAWTON JR & M						
GRANTEE: VERLIN T & DEANNA D						
1340/0999	7/10/2017	WD	Q	I	01	218,000
GRANTOR: DAVID J & JULI A SIMQ						
GRANTEE: CHARLES LAWTON JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W9 W9 U3L3 W6 D3L3 W15 S34 E16 E29 N34 $
FUS=[ORIG=0,-30] N14 W6 N6 W4 S6 W35 S14 E6 S6 E4 N6 E25 S6 E4 N6 E6 $
FGR=[ORIG=-69,29] E24 N24 W24 S24 $
UOP=[ORIG=0,0] N12 W45 S12 E15 U3R3 E6 D3R3 E18 $
FUS=[ORIG=-45,-44] W24 S14 E6 S6 E4 N6 E14 N14 $
UOP=[ORIG=-45,-12] W10 S17 E10 N17 $
PTO=[ORIG=0,34] E9 N14 W9 S14 $
FOP=[ORIG=-29,34] S6 E15 N6 W15 $
UOP=[ORIG=-9,0] N6 W8 S6 E8 $
PTR=[ORIG=0,0] N30 S30 $
.

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	0294	SHED WOOD/	0	100	10	10	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	
2	0166	CONC,PAVMT	0	100	16	39	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	2,000	
3	0031	BARN,MT AE	0	100	30	40	1,200.00	UT	10.00	10.00	100	2017	2017	3	100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 14,500

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	2.00	LT		1.00	1.00	0.63	32,000.00	20,160.00	40,320							

REVIEW DATE 01/05/2021 BY ME Total Acres: 8.02 Total Land Value: 40,320 Market: 0 Agricultural: 0 Common: 40,320 PRINTED 11/20/2025 BY SYS