LOT 6 RIVERS MANOR S/D UNIT 1 EX
(3226 SQ FT) DESC IN ORB 1043-12

HADDEN ROSEMARIE
822 SW LITTLE RD
LAKE CITY, FL 32024

2026

01-5S-16-03401-106

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

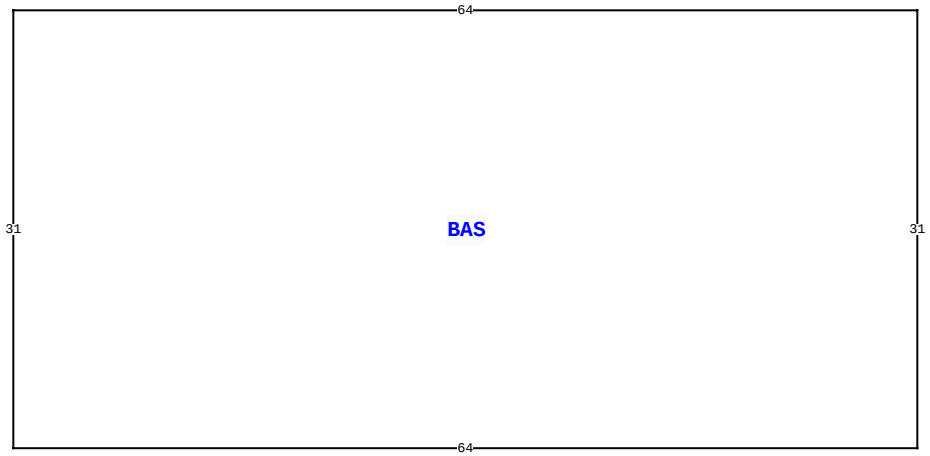
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1516.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100		1,984	144,450
TOTALS	1,984			1,984	144,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,984	113.9000	107.07	212,427	2012	2011	0	0	0	32.00	68.00

1 MANUF 1 100% - 2002 Heated Area: 1984 HX Base Yr 2002



822 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		144,450
TOTAL MARKET OB/XF VALUE		13,162
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		197,612
SOH/AGL Deduction		74,942
ASSESSED VALUE		122,670
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,948
TOTAL JUST VALUE		197,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29804	M H	375	12/07/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/1755	9/05/2025	LE	U	I	14	100
GRANTOR: HADDEN ROSEMARIE						
GRANTEE: HADDEN ROSEMARIE (E						
1474/2329	9/05/2022	LE	U	I	14	100
GRANTOR: HADDEN ROSE M						
GRANTEE: HADDEN ROSEMARIE (E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S31 E64 N31$.

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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0296	SHED METAL	0	100	8	8	64.00	UT	5.00	5.00	100	1993	1993	3	100	320	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	8	12	96.00	UT	2.00	2.00	100	1993	1993	3	100	192	
5	0040	BARN,POLE	0	100	20	36	720.00	UT	2.50	2.50	100	2009	2009	3	100	1,800	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 13,162

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 08/15/2019 BY KR Total Acres: 3.94 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/20/2025 BY SYS