LOT 9 RIVERS MANOR S/D UNIT 1.
730-381, 772-213, WD 1049-1873,

SOTO GUADALUPE G
926 SW LITTLE RD
LAKE CITY, FL 32024

2026

01-5S-16-03401-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

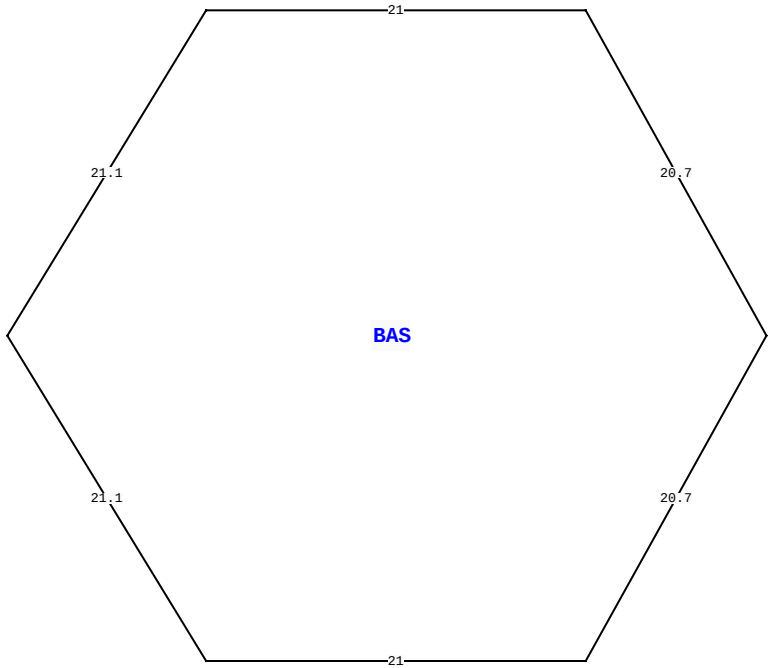
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,134	100		1,134	151,985
TOTALS	1,134			1,134	151,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,134	124.6560	139.61	158,318	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2023 Heated Area: 1134 HX Base Yr 2023



926 SW LITTLE RD, 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		151,985
TOTAL MARKET OB/XF VALUE		7,756
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		209,741
SOH/AGL Deduction		10,944
ASSESSED VALUE		198,797
TOTAL EXEMPTION VALUE	HX HB SX WX	105,722
BASE TAXABLE VALUE		93,075
TOTAL JUST VALUE		209,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,324

XFOB:1:1: ARILINGTON MH

LAND:1:1: 4.01 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39967	SFR	0	06/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/1908	2/08/2019	WD	Q	I	01	39,000
GRANTOR: JAMES A AVERY						
GRANTEE: GUADALUPE G SOTO						
1330/0651	1/30/2017	WD	Q	I	01	39,500
GRANTOR: RIMROCK DEVELOPMENT						
GRANTEE: JAMES A AVERY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-30,-20] D18L11 D18R11 E21 U18R10 U18L10 W21 $
.

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	0258	PATIO	0	100	0	0	378.00	UT	2.00	2.00	100	2022	2021		100	756	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,756

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 09/29/2021 BY TW Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/06/2025 BY SYS