LOT 11 RIVERS MANOR S/D UNIT 1
ORB 756-1717, 796-581, 796-801

PERBTANI AAMIR ALI
1190 SW LITTLE RD
LAKE CITY, FL 32024

2026

01-5S-16-03401-111

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	03	CONC FINSH 100
Air Condition	02	WINDOW 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	05	05

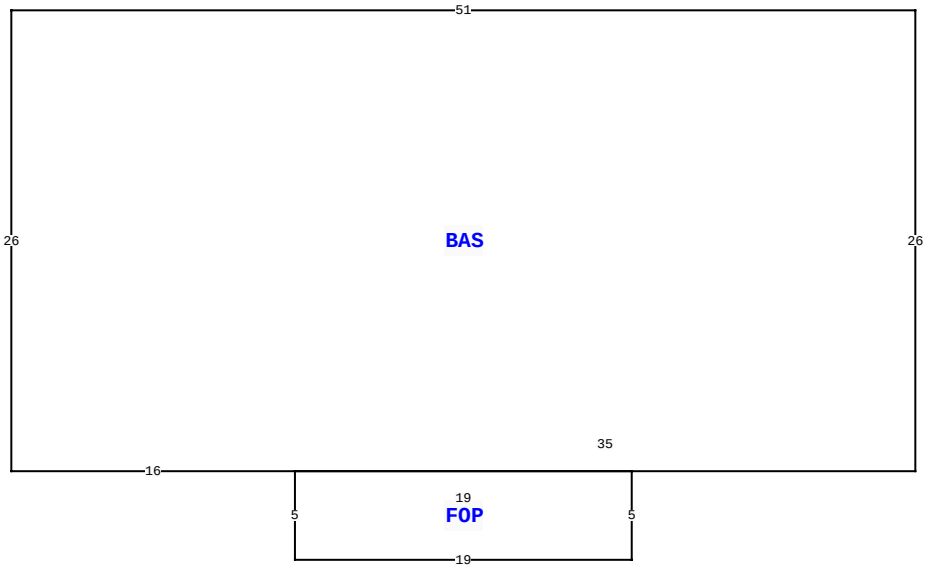
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.0200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,326	100		1,326	113,445
FOP	95	30		28	2,396
TOTALS	1,421			1,354	115,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,354	97.0000	108.64	147,099	2008	2008	0	0	0	21.25	78.75

1 SINGLE FAM 100% - 2009 Heated Area: 1326 HX Base Yr 2009



1190 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		115,840
TOTAL MARKET OB/XF VALUE		10,250
TOTAL LAND VALUE - MARKET		44,110
TOTAL MARKET VALUE		137,933
SOH/AGL Deduction		35,919
ASSESSED VALUE		102,014
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,292
TOTAL JUST VALUE		170,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,039

LAND:3:1: 4.01 AC. JOINS FAMILY PROPERTY
SALE:3:1: LOT 11, RIVERS MANOR UNIT 1
SALE:2:1: LOT 11 RIVERS MANOR UNIT 1
XFOB:1:1: PALM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26314	SFR	439	10/08/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1131/0733	9/18/2007	QC	Q	I	01	100

GRANTOR: MARY ELLEN MCCLENDON
GRANTEE: AAMIR ALI PERBTANI

0980/1267	4/03/2003	WD	Q	I	01	100

GRANTOR: THELMA MAE MCLENDON
GRANTEE: MARY ELLEN MCCLENDO

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	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	6,750	
2	0296	SHED METAL	0	100	12	30	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S26 E16 FOP= S5 E19 N5 W19$ E35 N26$.

LAND DESCRIPTION

TOTAL OB/XF 10,250

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	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	3.01	AC		1.00	1.00	1.00	280.00	280.00	843							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	3.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,110							

REVIEW DATE 08/26/2019 BY KR Total Acres: 4.01 Total Land Value: 11,843 Market: 33,110 Agricultural: 843 Common: 11,000 PRINTED 11/20/2025 BY SYS