LOT 14 RIVERS MANOR S/D UNIT 1

ORB 687-224, 887-2356,

HERNANDEZ GUILLERMO H/HERNANDEZ LUZ M
1332 SW LITTLE RD
LAKE CITY, FL 32024

2026

01-5S-16-03401-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

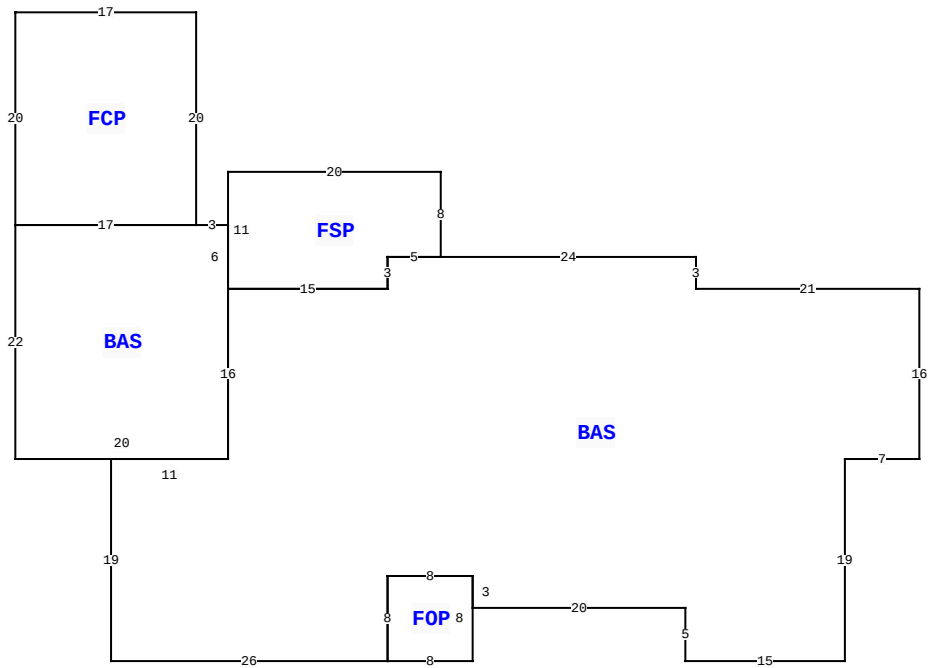
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	440	100		440	38,896
BAS	2,274	100		2,274	201,022
FCP	340	25		85	7,514
FOP	64	30		19	1,680
FSP	205	40		82	7,249
TOTALS	3,323			2,900	256,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,900	121.4246	136.00	394,400	2000	2000	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 0 Heated Area: 2714 HX Base Yr



1332 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		256,360
TOTAL MARKET OB/XF VALUE		7,930
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		314,290
SOH/AGL Deduction		89,270
ASSESSED VALUE		225,020
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		124,298
TOTAL JUST VALUE		314,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046268	Roof Replacement	9,000	01/13/2023
16056	SFR	370	09/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0687/0224	5/30/1989	AQ	Q	V		17,000

GRANTOR: DEAS-BULLARD

GRANTEE: HERNANDEZ

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 N3 W24 FSP= N8 W20 S11 E15 N3 E5$ W5 S3 W15 BAS= N6W3 FCP= N20 W17 S20 E17$ W17 S22 E20 N16$ S16 W11 S19 E26 FOP= E8 N8 W8 S8$ N8 E8 S3 E20 S5 E15 N19E7 N16$.

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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	3,000	
4	0070	CARPORT UF	0	100	10	20	200.00	UT	3.00	3.00	80	1993	1993	3	80	480	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 7,930

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 02/01/2023 BY JS Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/20/2025 BY SYS