THE E 208 FT OF THE FOLLOWING:
COMM NW COR OF NW1/4 OF SE1/4,
RUN S 44 FT TO S R/W LITTLE

LEAVITT ROGER S/LEAVITT EVELYN A
P O BOX 2221
LAKE CITY, FL 32056

**2026**

**01-5S-16-03405-001**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

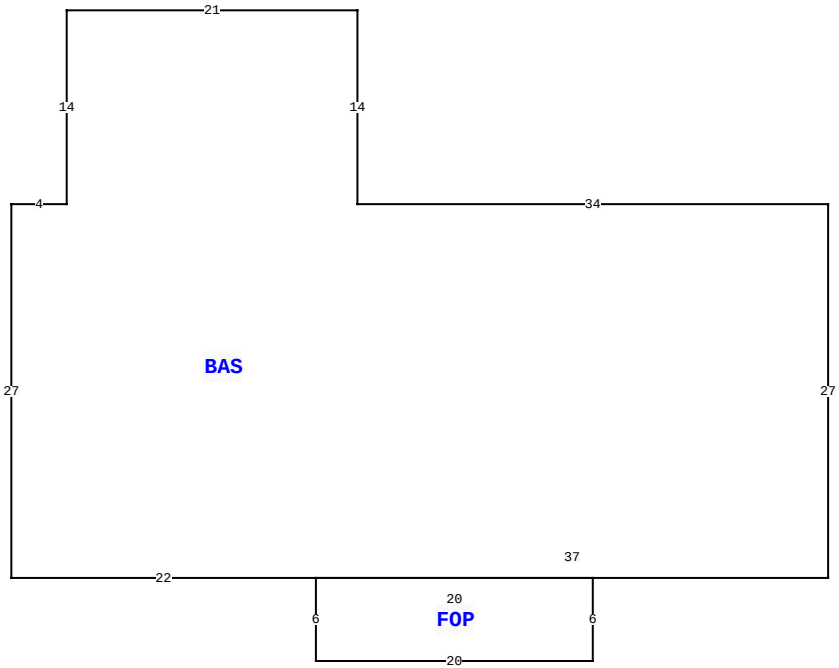
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 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 | 1516.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,887 | 100 | | 1,887 | 156,422 |
| FOP | 120 | 30 | | 36 | 2,984 |
| TOTALS | 2,007 | | | 1,923 | 159,406 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,923 | 113.8683 | 127.53 | 245,240 | 1990 | 1990 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1887 HX Base Yr




1470 SW LITTLE RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 159,406 |
| TOTAL MARKET OB/XF VALUE | | 7,471 |
| TOTAL LAND VALUE - MARKET | | 28,000 |
| TOTAL MARKET VALUE | | 194,877 |
| SOH/AGL Deduction | | 60,904 |
| ASSESSED VALUE | | 133,973 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 83,251 |
| TOTAL JUST VALUE | | 194,877 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 194,877 |

SALE:2:1: 2.02 ACRES VACANT LAND
SALE:1:1: 1 AC & NEW CONST.
LAND:1:1: 1.04 AC PARCEL

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047544 | Roof Replacement | 13,000 | 06/26/2023 |
| 000043943 | Storage Building | 8,963 | 03/17/2022 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0738/0945 | 12/19/1990 | WD | Q | I | | 71,300 |
| GRANTOR: STANLEY CRAWFORD | | | | | | |
| GRANTEE: ROGER LEAVITT | | | | | | |
| 0725/0708 | 7/20/1990 | WD | U | V | | 17,000 |
| GRANTOR: PETE GIEBEIG | | | | | | |
| GRANTEE: STANLEY CRAWFORD | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W34 N14 W21 S14 W4 S27 E22FOP= S6 E20 N6 W20$ E37 N27$.

### 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 120.00 | UT | 2.25 | 2.25 | 100 | 2009 | 2009 | 3 | 100 | 270 | |
| 3 | 0258 | PATIO | 0 | 100 | 0 | 0 | 100.00 | UT | 2.25 | 2.25 | 100 | 2009 | 2009 | 3 | 100 | 225 | |
| 4 | 0260 | PAVEMENT-A | 0 | 100 | 0 | 0 | 2,520.00 | UT | 1.30 | 1.30 | 100 | 2009 | 2009 | 3 | 100 | 3,276 | |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2023 | 2022 | | 100 | 2,500 | |

### LAND DESCRIPTION

TOTAL OB/XF 7,471

| 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 | 28,000.00 | 28,000.00 | 28,000 | | | | | | | |

REVIEW DATE 08/28/2023 BY jerry Total Acres: 1.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 10/03/2025 BY SYS