COMM NW COR OF NW1/4, RUN S 1328
1819.39 FT FOR POB, CONT E 149.5
331.11 FT, W 181.14 FT, NORTH 33

CUMMINGS MATTHEW R
960 SW FINLEY LITTLE LN
LAKE CITY, FL 32024

2026

06-5S-17-09128-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

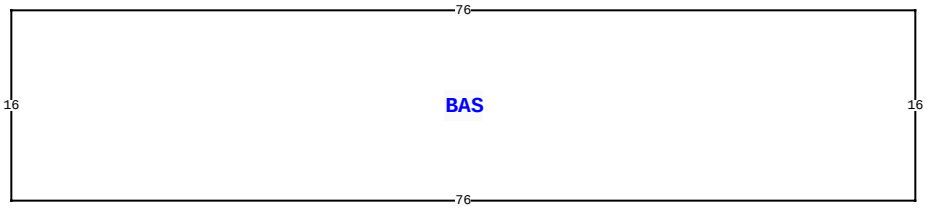
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	71,608
TOTALS	1,216			1,216	71,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	113.9000	107.07	130,197	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 1216 HX Base Yr 2008



960 SW FINLEY LITTLE LN, 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		71,608
TOTAL MARKET OB/XF VALUE		7,300
TOTAL LAND VALUE - MARKET		18,720
TOTAL MARKET VALUE		97,628
SOH/AGL Deduction		43,589
ASSESSED VALUE		54,039
TOTAL EXEMPTION VALUE	HX HB	29,039
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		97,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29683	M H	325	09/14/2011
24859	M H	311	08/11/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1085/1867	6/05/2006	WD	Q	V	06	100

GRANTOR: JEANNE E LEE

GRANTEE: MATTHEW R CUMMINGS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 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	2012	2012	3	100	300	
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 7,300

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	1.04	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,720							

REVIEW DATE 07/27/2017 BY DF Total Acres: 1.04 Total Land Value: 18,720 Market: 0 Agricultural: 0 Common: 18,720 PRINTED 11/07/2025 BY SYS