BEGIN AT NW COR OF N 1/2 OF NE 1
THENCE E 312.40 FT, S 149.87 FT,
150.02 FT TO POB.

LITTLE JULIAN JOSEPH
1826 SW WESTER DR
LAKE CITY, FL 32024

2026

06-5S-17-09130-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

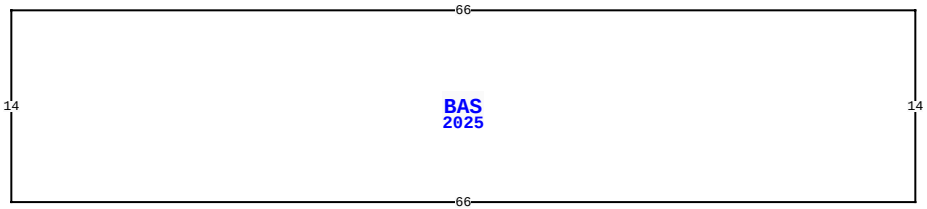
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	924	100	2025	924	23,396
TOTALS	924			924	23,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	105.5000	63.30	58,489	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 924 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	23,396
TOTAL MARKET OB/XF VALUE	6,800
TOTAL LAND VALUE - MARKET	16,050
TOTAL MARKET VALUE	46,246
SOH/AGL Deduction	0
ASSESSED VALUE	46,246
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,246
TOTAL JUST VALUE	46,246
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1505/2628	1/09/2024	QC	U	V	11	100

GRANTOR: LITTLE STEPHEN F

GRANTEE: LITTLE JULIAN JOSEP

1826 SW WESTER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	200.00	200.00	100	2025	2024		100	200	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	400.00	400.00	100	2025	2024		100	400	
4	0030	BARN,MT	0	0	0	0	1.00	UT	3,200.00	3,200.00	100	2025	2024		100	3,200	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=17,13] E66 S14 W66 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,800

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	0		A-1	0.00	0.00	1.07	AC		1.00	1.00	1.00	15,000.00	15,000.00	16,050							

REVIEW DATE 01/31/2024 BY JB Total Acres: 1.07 Total Land Value: 16,050 Market: 0 Agricultural: 0 Common: 16,050 PRINTED 11/07/2025 BY SYS