BEG NW COR OF E1/2 OF SW1/4 OF N
666.09 FT, S 594.22 FT, W 210.00
FT, W 454.30 FT, N 1573.09 FT TO

SUMMERS JANICE H
760 SW FINLEY LITTLE LN
LAKE CITY, FL 32024

2026

06-5S-17-09139-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

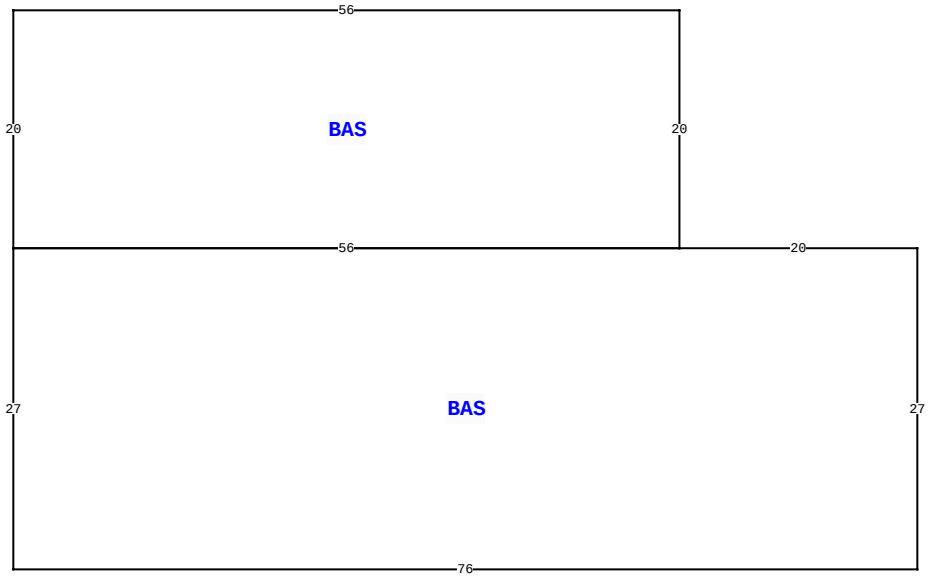
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
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	1,120	100		1,120	31,692
BAS	2,052	100		2,052	58,063
TOTALS	3,172			3,172	89,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	3,172	117.9000	70.74	224,387	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1997 Heated Area: 3172 HX Base Yr 1997



760 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		103,013
TOTAL MARKET OB/XF VALUE		32,500
TOTAL LAND VALUE - MARKET		95,400
TOTAL MARKET VALUE		155,921
SOH/AGL Deduction		42,086
ASSESSED VALUE		113,835
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		58,113
TOTAL JUST VALUE		230,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052465	Right-of-Way Acce		02/28/2025
000052427	Mobile Home		02/24/2025
19505	M H	125	05/03/2002
10797	SFR	225	02/23/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/0456	6/11/2018	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ESTAT						
GRANTEE: JANICE SUMMERS						
0817/1107	1/23/1996	WD	Q	V	03	0
GRANTOR: ROBERT A & JANICE SUM						
GRANTEE: ROBERT A & JANICE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 BAS= N20 W56 S20 E56$ W56 S27 E76 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	2001	2001	3	100	1,200	
2	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,200	
3	0255	MBL HOME S	0	100	12	56	1.00	UT	1,000.00	1,000.00	50	2012	2012	3	50	500	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
10	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 18,000

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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.60	AC		1.00	1.00	1.00	280.00	280.00	2,408							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	8.60	AC		1.00	1.00	1.00	9,000.00	9,000.00	77,400							

REVIEW DATE 03/26/2025 BY JB Total Acres: 10.60 Total Land Value: 20,408 Market: 77,400 Agricultural: 2,408 Common: 18,000 PRINTED 11/21/2025 BY SYS

BEG NW COR OF E1/2 OF SW1/4 OF N
666.09 FT, S 594.22 FT, W 210.00
FT, W 454.30 FT, N 1573.09 FT TO

SUMMERS JANICE H
760 SW FINLEY LITTLE LN
LAKE CITY, FL 32024

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06-5S-17-09139-002

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Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

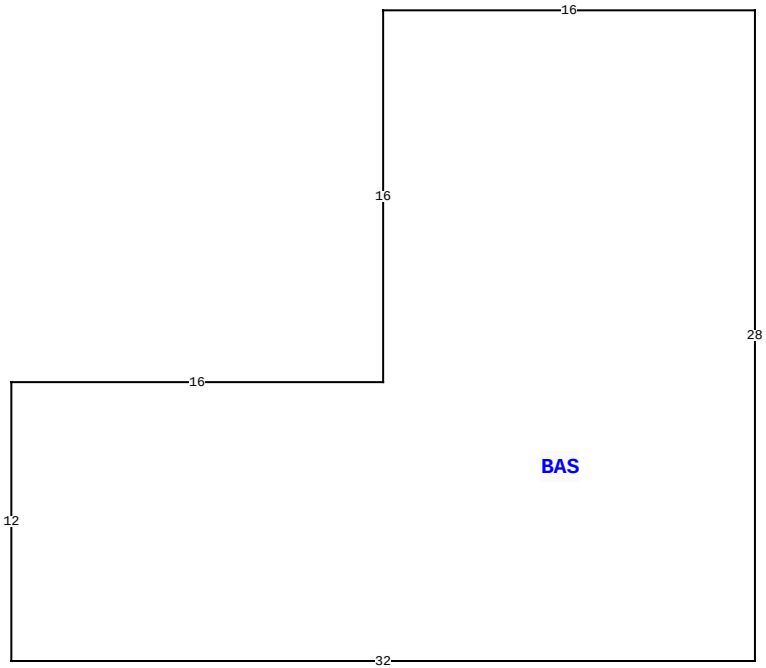
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 6517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100		640	13,258
TOTALS	640			640	13,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	640	86.3100	51.79	33,146	1985	1985	0	0	0	60.00	40.00

3 MOBILE HME 0% - 1997 Heated Area: 640 HX Base Yr 1997



760 SW FINLEY LITTLE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		58,113
TOTAL JUST VALUE		230,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: CLERK OF COURT (ESTAT						
GRANTEE: JANICE SUMMERS						
0817/1107	1/23/1996	WD	Q	V	03	0
GRANTOR: ROBERT A & JANICE SUM						
GRANTEE: ROBERT A & JANICE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S16 W16 S12 E32 N28$.

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
11	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
12	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
13	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
14	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
15	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
16	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
17	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
18	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
19	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
20	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

TOTAL OB/XF 14,500

LAND DESCRIPTION

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

REVIEW DATE 03/26/2025 BY JB Total Acres: 10.60 Total Land Value: 20,408 Market: 77,400 Agricultural: 2,408 Common: 18,000 PRINTED 11/21/2025 BY SYS