BEG AT SW COR OF SW1/4 OF NW1/4
664.23 FT, N 540.54 FT, W 205.69
FT, W 458.76 FT, S 233.57 FT TO

CUNNINGHAM CHAD C/CUNNINGHAM KATHERINE P
1033 SW LITTLE RD
LAKE CITY, FL 32024

2026

06-5S-17-09145-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		3 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

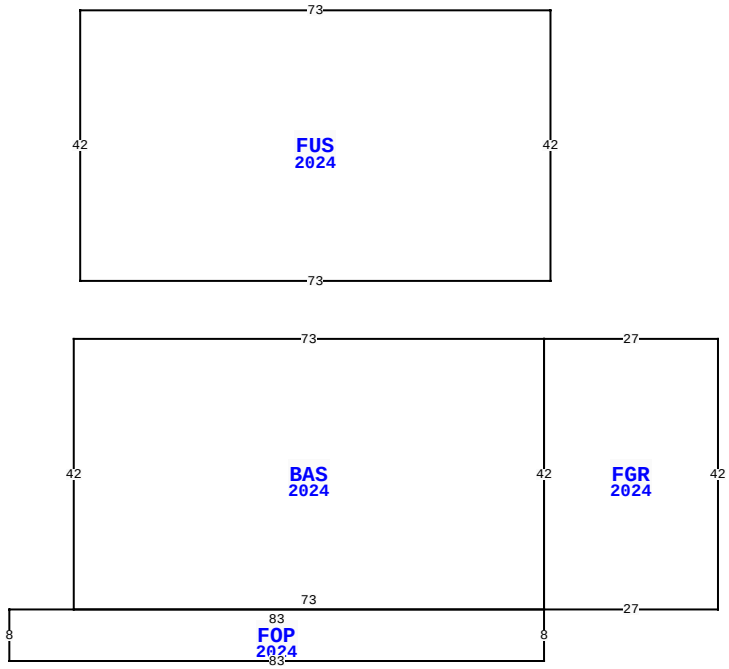
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	6517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,066	100	2024	3,066	275,020
FGR	1,134	55	2024	624	55,973
FOP	664	30	2024	199	17,850
FUS	3,066	100	2024	3,066	275,020
TOTALS	7,930			6,955	623,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	6,955	115.0000	92.00	639,860	2023	2023	0	0	0	2.50	97.50

1 SFR/PREMTL 100% - 2025 Heated Area: 6132 HX Base Yr 2025



1033 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		623,864
TOTAL MARKET OB/XF VALUE		32,740
TOTAL LAND VALUE - MARKET		54,120
TOTAL MARKET VALUE		710,724
SOH/AGL Deduction		105,495
ASSESSED VALUE		605,229
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		554,507
TOTAL JUST VALUE		710,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		718,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042596	Remodel	100,000	08/20/2021
38880	SFR	0	11/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/2038	9/13/2024	WD	Q	I	05	875,000
GRANTOR: SMITH MARK						
GRANTEE: CUNNINGHAM CHAD C						
1517/879	6/13/2024	QC	U	I	11	0
GRANTOR: SMITH MARK						
GRANTEE: SMITH MARK						

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	0031	BARN,MT AE	0	100	36	42	1,512.00	UT	20.00	20.00	100	2017	2017	3	100	30,240	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=21,20] E73 S42 W73 N42 $
FUS=[YR=2024;ORIG=22,-31] E73 S42 W73 N42 $
FGR=[YR=2024;ORIG=94,20] E27 S42 W27 N42 $
FOP=[YR=2024;ORIG=11,62] E83 S8 W83 N8 $
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LAND DESCRIPTION

TOTAL OB/XF 32,740

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	4.92	AC		1.00	1.00	1.00	11,000.00	11,000.00	54,120							

REVIEW DATE 10/30/2024 BY TP Total Acres: 4.92 Total Land Value: 54,120 Market: 0 Agricultural: 0 Common: 54,120 PRINTED 11/21/2025 BY SYS