COMM SE COR OF NE1/4 OF NE1/4, R
FOR POB, CONT N 211 FT, W 660 FT
W 660 FT, S 594 FT, E 849.08 FT,

POUSA DAVID/POUSA SHEILA DAWN
308 SW LITTLE RD
LAKE CITY, FL 32024

2026

12-5S-16-03601-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

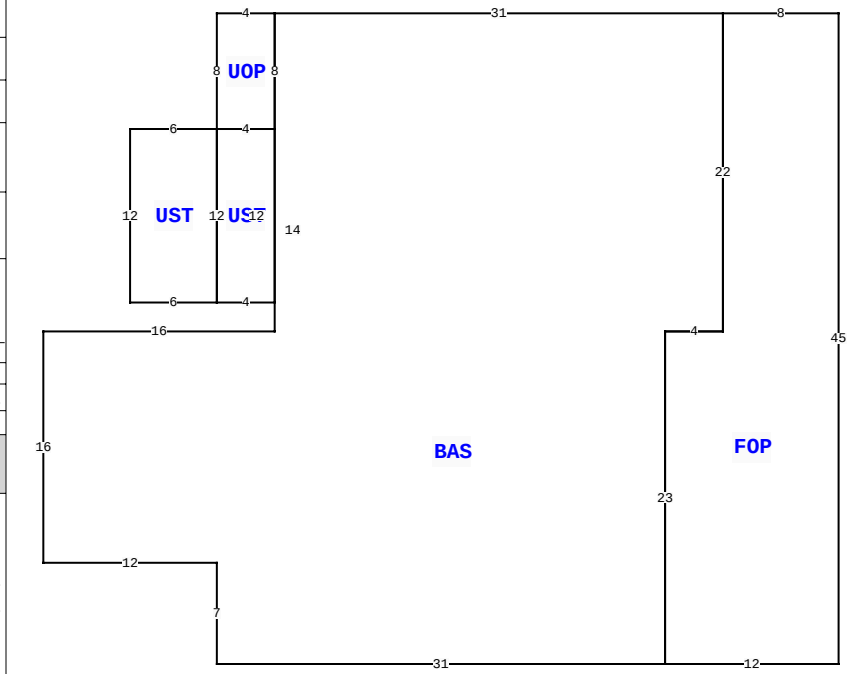
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,587	100		1,587	134,947
FOP	452	30		136	11,565
UOP	32	20		6	510
UST	48	45		22	1,871
UST	72	45		32	2,721
TOTALS	2,191			1,783	151,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,783	116.8000	130.82	233,252	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1587 HX Base Yr 2026



308 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		151,614
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		83,200
TOTAL MARKET VALUE		199,094
SOH/AGL Deduction		67,081
ASSESSED VALUE		132,013
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,291
TOTAL JUST VALUE		235,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054472	Electrical Servic		11/13/2025
000054425	Right-of-Way Acce		11/07/2025
000053517	Electrical Servic		07/03/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/778	4/30/2025	WD	Q	I	01	378,000
GRANTOR: BARRS MICHAEL S						
GRANTEE: POUSA DAVID						
1338/1395	6/09/2017	WD	Q	I	01	169,500
GRANTOR: ROBBIE & DENISE BOREN						
GRANTEE: MICHAEL S BARRS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 UOP= W4 S8 E4 N8$ S8 UST= W4 UST= W6 S12 E6 N12$ S12 E4 N12$ S14 W16 S16 E12 S7 E31 FOP= E12 N45 W8 S22 W4 S23$N23 E4 N22$.

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	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	0100	C	SFR	100		A-1	0.00	0.00	7.00	AC		1.00	1.00	0.80	8,000.00	6,400.00	44,800							
2	6200	A	PASTURE 3	0					6.00	AC		1.00	1.00	1.00	280.00	280.00	1,680							
3	9910	M	MKT.VAL.AG	0					6.00	AC		1.00	1.00	0.80	8,000.00	6,400.00	38,400							

REVIEW DATE 11/12/2025 BY tommy Total Acres: 13.00 Total Land Value: 46,480 Market: 38,400 Agricultural: 1,680 Common: 44,800 PRINTED 11/19/2025 BY SYS