BEG SE COR OF NE1/4 OF NE1/4, RU
N 185 FT, E 470.92 FT, S 185 FT

STURGEON JESSICA
304 SW LITTLE RD
LAKE CITY, FL 32024

2026

12-5S-16-03601-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

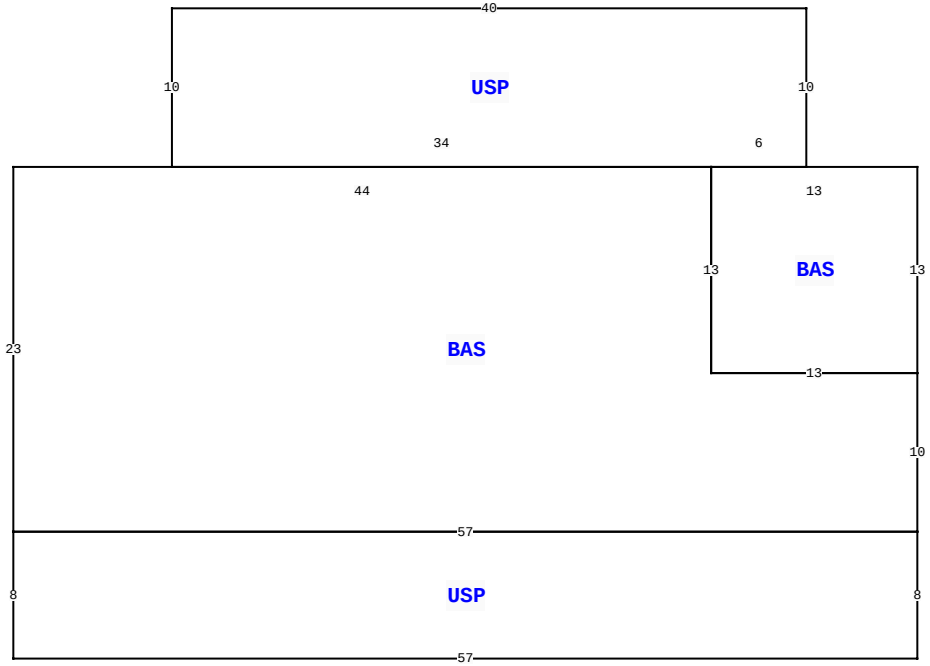
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
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	169	100		169	2,273
BAS	1,142	100		1,142	15,362
USP	400	35		140	1,883
USP	456	35		160	2,152
TOTALS	2,167			1,611	21,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	1,611	61.1400	33.63	54,178	1965	1965	0	0	0	60.00	40.00

1 MH/NOTITLE 100% - 2018 Heated Area: 1311 HX Base Yr 2018



304 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		21,671
TOTAL MARKET OB/XF VALUE		7,250
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		46,921
SOH/AGL Deduction		21,889
ASSESSED VALUE		25,032
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		32
TOTAL JUST VALUE		46,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		46,921

XFOB:1:1: STAR M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/0625	6/19/2017	WD	Q	I	01	25,000
GRANTOR: JAMES H REA						
GRANTEE: JESSICA STURGEON						
1305/2630	11/23/2015	PB	U	I	18	0
GRANTOR: CLERK OF COURT (LILA						
GRANTEE: JAMES H REA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N13 W13 S13 E13$ BAS= W13 N13 USP= E6 N10 W40 S10 E34$ W44 S23 USP= S8 E57 N8 W57$ E57 N10$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
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 7,250

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	2.00	AC		1.00	1.00	0.50	18,000.00	9,000.00	18,000							

REVIEW DATE 09/24/2019 BY KR Total Acres: 2.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/19/2025 BY SYS