COMM NE COR OF SEC, S 266 FT FOR S 200.69 FT, W 348.50 FT, N 200. FT TO POB.

STANZIANI BRITTANY R/EVANS MICHAEL D
456 SW LITTLE RD
LAKE CITY, FL 32024

2026

12-5S-16-03602-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

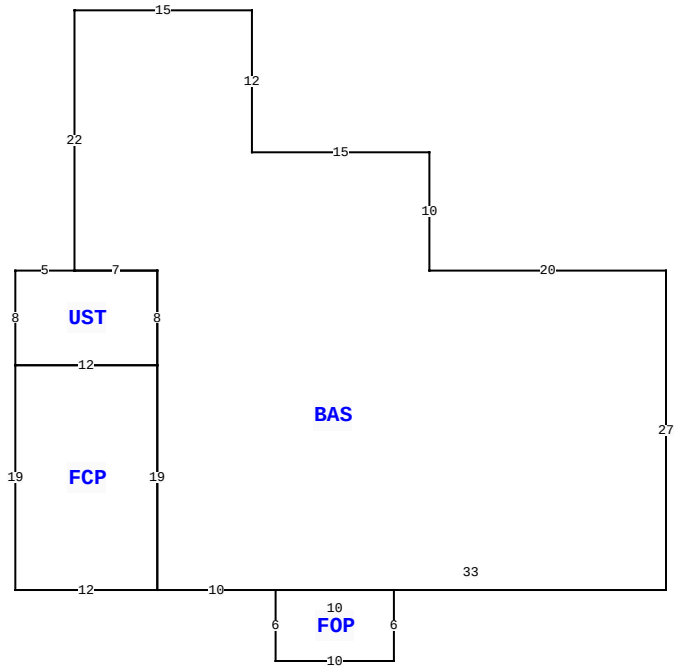
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	0100	SINGLE FAMILY
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	1,641	100		1,641	142,046
FCP	228	25		57	4,934
FOP	60	30		18	1,558
UST	96	45		43	3,722
TOTALS	2,025			1,759	152,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,759	118.9000	133.17	234,246	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1641 HX Base Yr 2022



456 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		152,260
TOTAL MARKET OB/XF VALUE		10,125
TOTAL LAND VALUE - MARKET		31,320
TOTAL MARKET VALUE		193,705
SOH/AGL Deduction		30,314
ASSESSED VALUE		163,391
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,669
TOTAL JUST VALUE		193,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1456/194	12/01/2021	WD	Q	I	01	202,000
GRANTOR: CHILDRESS CHARLES G						
GRANTEE: STANZIANI BRITTANY						
1285/0328	11/13/2014	PR	Q	I	01	93,500
GRANTOR: LINDA L GARTIN & MARY						
GRANTEE: CHARLES G CHILDRESS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 N10 W15 N12 W15 S22 UST= W5 S8 E12 N8 W7$ E7 S8 FCP= W12 S19 E12 N19$ S19 E10FOP= S6 E10 N6 W10$ E33 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	0294	SHED WOOD/	0	100	15	20	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	75	1993	1993	3	75	1,350	
3	0296	SHED METAL	0	100	10	14	140.00	UT	5.00	5.00	75	1993	1993	3	75	525	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0060	CARPORT F	0	100	15	20	300.00	UT	5.00	5.00	50	1993	1993	3	50	750	

LAND DESCRIPTION

TOTAL OB/XF 10,125

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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							
2	0000	C	VAC RES	100		00	0.00	0.00	0.74	AC		1.00	1.00	1.00	18,000.00	18,000.00	13,320							

REVIEW DATE 01/07/2022 BY CP Total Acres: 1.74 Total Land Value: 31,320 Market: 0 Agricultural: 0 Common: 31,320 PRINTED 11/19/2025 BY SYS