

LITTLE RODNEY T/LITTLE KAREN A
535 NW JAKE GLN
LAKE CITY, FL 32055

24-2S-16-01740-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	08	WD OR PLY 100								0100	01	1,941	102.6260	114.94	223,099	1996	1996	0	0	0	35.00	65.00	VALUATION BY								
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM 100% - 1997 Heated Area: 1736 HX Base Yr 1997														STANDARD							
Roof Cover	12	MODULAR MT 100																						Tax Group: 3							
Interior Wall	05	DRYWALL 100																						Tax Dist:							
Interior Floo	14	CARPET 90																						BUILDING MARKET VALUE							
Interior Floo	08	SHT VINYL 10																						TOTAL MARKET OB/XF VALUE							
Air Condition	03	CENTRAL 100																						TOTAL LAND VALUE - MARKET							
Heating Type	04	AIR DUCTED 100																						TOTAL MARKET VALUE							
Bedrooms		3 100																						SOH/AGL Deduction							
Bathrooms		2 100																						ASSESSED VALUE							
Frame	01	NONE 100																						TOTAL EXEMPTION VALUE							
Stories	1.	1. 100																						BASE TAXABLE VALUE							
Architectual	05	CONV 100																						TOTAL JUST VALUE							
Units		0 100																						NCON VALUE							
Condition Adj	03	03 100																						INCOME VALUE							
Kitchen Adjus	01	01 100																						PREVIOUS YEAR MKT VALUE							
Quality		05	05																					SALE:1:1: \$.70 STAMPS 23.06 ACRES							
DOR CODE		5000	IMPROVED AG																												
MAP NUM			MKT AREA																					03							
NEIGHBORHOOD/LOC		24216.00	1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,736	100		1,736	129,698																										
FOP	240	30		72	5,379																										
FOP	301	30		90	6,724																										
UST	96	45		43	3,212																										
TOTALS		2,373			1,941	145,014																									
EXTRA FEATURES										459 NW JAKE GLN, LAKE CITY																					
L N	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	17	22	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,500																
2	0166	CONC, PAVMT	0 100	0	0	128.00	UT	1.50	1.50	100	1996	1996	3	100	192																
3	0030	BARN, MT	0 0	24	20	480.00	UT	3.00	3.00	100	2017	2017	3	100	1,440																
4	0251	LEAN TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200																
5	9945	Well/Sept	0 0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																
6	0251	LEAN TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300																
7	9946	Well	0 100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																
8	0251	LEAN TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300																
LAND DESCRIPTION										TOTAL OB/XF										14,932											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	5600	A	TIMBER 3	0		00	0.00	0.00	22.06	AC		1.00	1.00	1.00	281.00	281.00	6,199														
2	9910	M	MKT. VAL. AG	0		00	0.00	0.00	22.06	AC		1.00	1.00	1.00	4,500.00	4,500.00	99,270														
3	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500														
REVIEW DATE 04/27/2023 BY JB Total Acres: 23.06 Total Land Value: 10,699 Market: 99,270 Agricultural: 6,199 Common: 4,500 PRINTED 11/18/2025 BY SYS																															