BEG 43.79 FT NE OF SW COR OF SW1
WHICH IS ON THE E R/W OF A CO RD
R/W 118.82 FT, E 157.53 FT, S 11

SAUNDERS CINDY
2481 SW LITTLE RD
LAKE CITY, FL 32024

2026

36-4S-16-03322-002

BUILDING CHARACTERISTICS

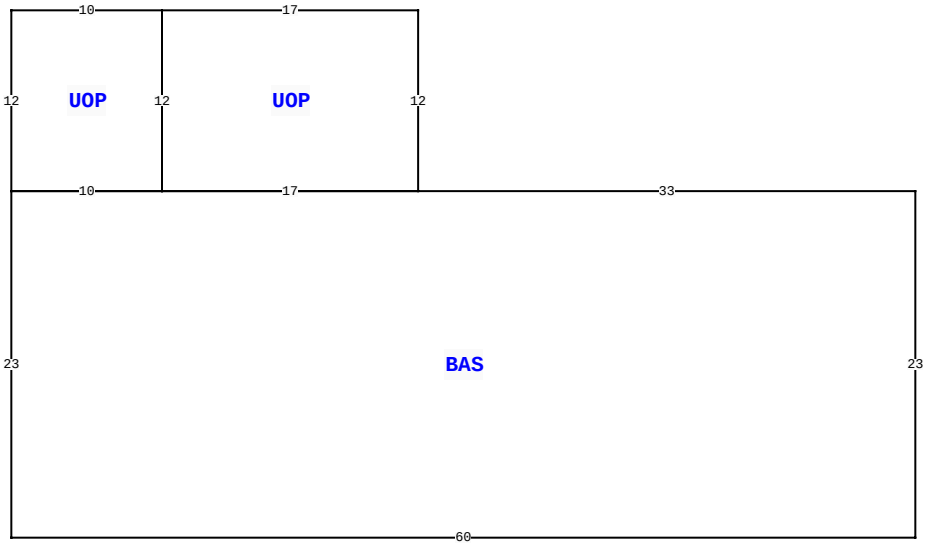
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	37,724
UOP	120	25		30	820
UOP	204	25		51	1,394
TOTALS	1,704			1,461	39,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,461	113.9000	68.34	99,845	1996	1996	0	0	0	60.00	40.00

2 MOBILE HME 100% - 0 Heated Area: 1380 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2022 MLU
INC DATE		AG DATE	

2481 SW LITTLE RD, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		39,938
TOTAL MARKET OB/XF VALUE		8,920
TOTAL LAND VALUE - MARKET		10,772
TOTAL MARKET VALUE		59,630
SOH/AGL Deduction		18,343
ASSESSED VALUE		41,287
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		11,287
TOTAL JUST VALUE		59,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		59,630

BLDG:1:1: GUERDON MH ID# CDWSGA50806329 ON DEED

XFOB:1:1: GUERDON M H ID#CDWSGA50806329 ON DEED

LAND:1:1: AKA 9-B

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053612	Electrical Servic		07/18/2025
12036	M H	125	01/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/1404	11/28/2023	LE	U	I	14	100
GRANTOR: SAUNDERS CINDY FKA CI						
GRANTEE: SAUNDERS CINDY (ENH						
0645/0387	4/21/1987	WD	Q	I		18,150
GRANTOR: KRAINER ARLENE						
GRANTEE: HUGHES CYNTHIA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 UOP= N12 W17 S12 E17$ W17 UOP= N12 W10 S12 E10$ W10 S23 E60 N23$.

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	0296	SHED METAL	0	100	10	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	320	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 8,920

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	0.43	AC		1.00	1.00	1.67	15,000.00	25,050.00	10,772							

REVIEW DATE 07/31/2025 BY tommy Total Acres: 0.43 Total Land Value: 10,772 Market: 0 Agricultural: 0 Common: 10,772 PRINTED 11/07/2025 BY SYS