COMM NE COR, S 1311.66 FT TO N R RD, RUN W 720.35 FT TO POB, W 14 375.51 FT, E 140.22 FT, S 375.51

JOHNSON MEGAN CADY/JOHNSON CHARLES ALEXANDER
433 SW FINLEY LITTLE LN
LAKE CITY, FL 32024

2027

01-5S-16-03384-002

BUILDING CHARACTERISTICS

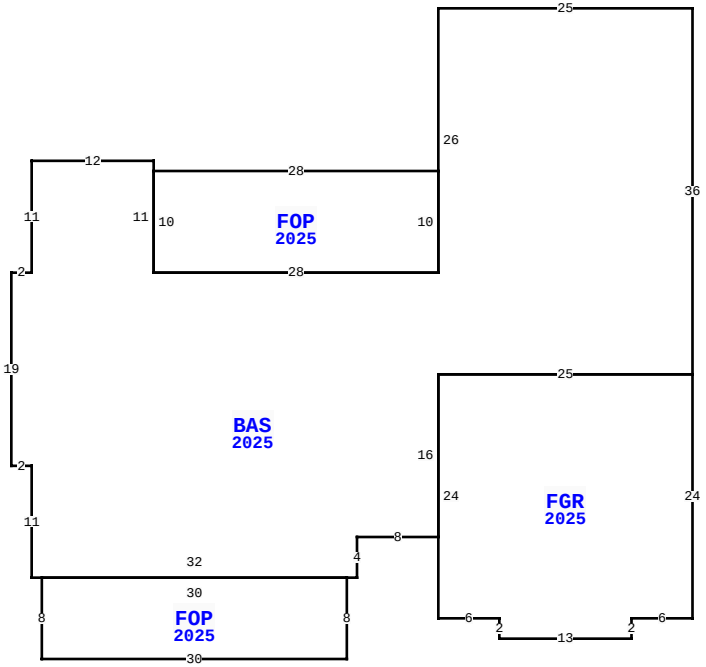
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,238	100	2025	2,238	272,278
FGR	626	55	2025	344	41,851
FOP	240	30	2025	72	8,760
FOP	280	30	2025	84	10,220
TOTALS	3,384			2,738	333,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,738	111.7200	122.89	336,473	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2238 HX Base Yr 2025



433 SW FINLEY LITTLE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		333,108
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		24,200
TOTAL MARKET VALUE		357,308
SOH/AGL Deduction		0
ASSESSED VALUE		357,308
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		305,897
TOTAL JUST VALUE		357,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047009	New Residential C	300,000	04/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/1009	8/23/2024	QC	U	V	11	100
GRANTOR: JOHNSON MEGAN CADY FK						
GRANTEE: JOHNSON MEGAN CADY						
1437/1030	5/17/2021	QC	U	V	11	100
GRANTOR: STEWART SCOTT D						
GRANTEE: CADY MEGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=90,10] W25 S26 W28 N11 W12 S11 W2 S19 E2 S11 E32 N4 E8 N16 E25 N36 $
FOP=[YR=2025;ORIG=37,26] E28 S10 W28 N10 $
FOP=[YR=2025;ORIG=26,66] E30 S8 W30 N8 $
FGR=[YR=2025;ORIG=90,46] W25 S24 E6 S2 E13 N2 E6 N24 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.21	AC		1.00	1.00	1.00	20,000.00	20,000.00	24,200							

REVIEW DATE 03/18/2026 BY robin Total Acres: 1.21 Total Land Value: 24,200 Market: 0 Agricultural: 0 Common: 24,200 PRINTED 11/17/2026 BY SYS