

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

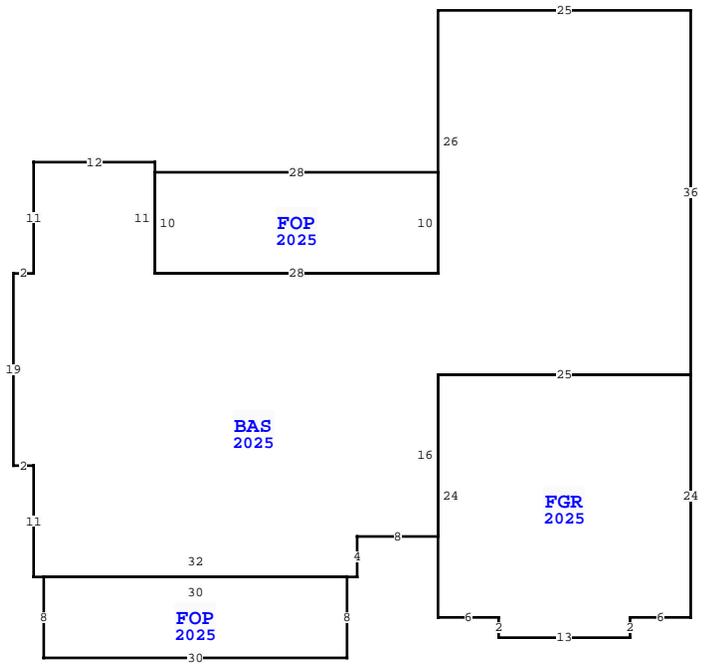
JOHNSON MEGAN CADY/JOHNSON CHARLES ALEXANDER  
433 SW FINLEY LITTLE LN  
LAKE CITY, FL 32024

**2026**

01-5S-16-03384-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	2,238	100	2025
FGR	626	55	2025
FOP	240	30	2025
FOP	280	30	2025
TOTALS	3,384		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2025		Heated Area: 2238					HX Base Yr 2025		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			345,225
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			24,200
TOTAL MARKET VALUE			369,425
SOH/AGL Deduction			0
ASSESSED VALUE			369,425
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			318,014
TOTAL JUST VALUE			369,425
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			364,386

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	
433 SW FINLEY LITTLE LN, LAKE CITY	

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																
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

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								