COMM SW COR OF NW1/4 OF NE1/4, R
POB, CONT E 361 FT, N 247.50 FT,
247.50 FT TO POB & COMM SW COR O

LITTLE DONALD ELLIS/LITTLE TAWNYA RENE
1859 SW LITTLE RD
LAKE CITY, FL 32024

2027

01-5S-16-03387-000

BUILDING CHARACTERISTICS

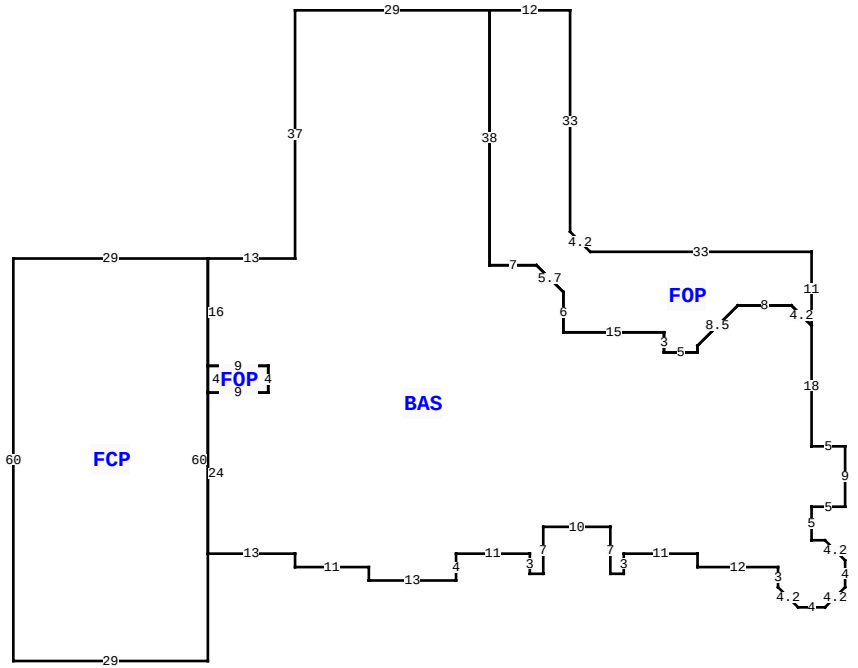
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		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	07	07
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	4,793	100		4,793	625,266
FCP	1,740	25		435	56,747
FOP	36	30		11	1,435
FOP	880	30		264	34,439
TOTALS	7,449			5,503	717,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,503	124.8390	137.32	755,672	2020	2020	0	0	0	5.00	95.00

3 SINGLE FAM 100% - 2022 Heated Area: 4793 HX Base Yr 2022



1859 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2022 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	717,888
TOTAL MARKET OB/XF VALUE	95,065
TOTAL LAND VALUE - MARKET	49,200
TOTAL MARKET VALUE	862,153
SOH/AGL Deduction	41,707
ASSESSED VALUE	820,446
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	769,035
TOTAL JUST VALUE	862,153
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	875,223

XFOB:1:1: SPARLITE MH SERIAL #957

SALE:1:1: 8.49 ACRES & MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37477	SFR		12/18/2020
37477	STORAGE	2,500	11/27/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/2566	6/28/2016	WD	Q	V	01	27,000
GRANTOR: ABRAM HUBER						
GRANTEE: DONALD ELLIS LITTLE						
1317/2562	6/28/2016	WD	Q	V	01	28,800
GRANTOR: CGAD & JONI STEWART						
GRANTEE: DONALD E & TAWNYA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-30,20] E13 S2 E11 S2 E13 N4 E11 S3 E2 N7 E10 S7 E2 N3 E11 S2 E12 S3 D3R3 E4 U3R3 N4 U3L3 W2 N5 E5 N9 W5 N18 U3L3 W8 D6L6 S1 W5 N3 W15 N6 U4L4 W7 N38 W29 S37 W13 S16 E9 S4 W9 S24 $
FCP=[ORIG=-30,-24] W29 S60 E29 N60 $
FOP=[ORIG=12,-61] S38 E7 D4R4 S6 E15 S3 E5 N1 U6R6 E8 D3R3 N11 W33 U3L3 N33 W12 $
FOP=[ORIG=-30,-8] S4 E9 N4 W9 $
.

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	0030	BARN,MT	0	100	0	0	4,275.00	UT	20.60	20.60	100	2017	2017	3	100	88,065	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 95,065

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	4.10	AC		1.00	1.00	1.00	12,000.00	12,000.00	49,200							

REVIEW DATE 01/14/2026 BY KS Total Acres: 4.10 Total Land Value: 49,200 Market: 0 Agricultural: 0 Common: 49,200 PRINTED 11/17/2026 BY SYS