BEG NE COR OF NE1/4 OF SW1/4, RU R/W LITTLE RD E ALONG S R/W 60 F FT, W 163.78 FT, N 187.02 FT, E

HARRIS CHRISTOPHER/LIPTHROTT HALEY
1524 SW LITTLE RD
LAKE CITY, FL 32024

2026

01-5S-16-03388-000

BUILDING CHARACTERISTICS

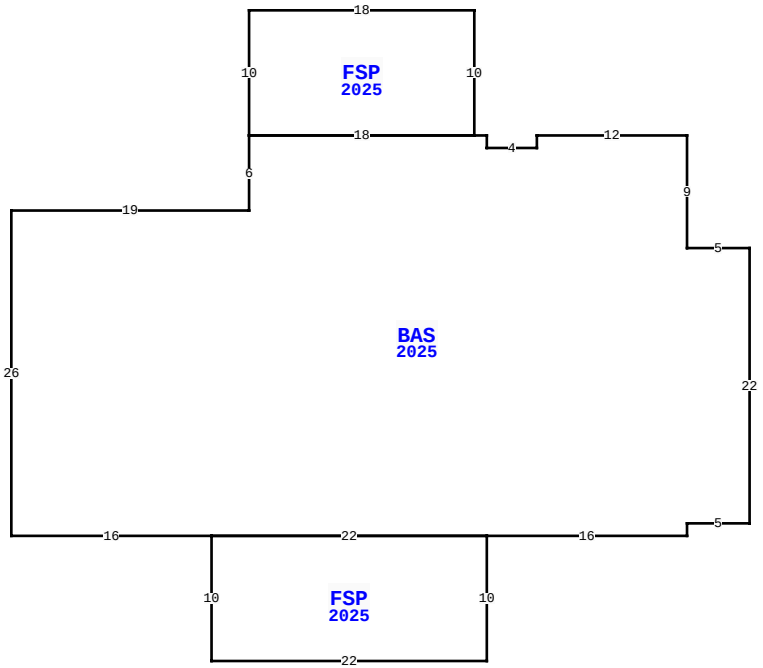
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	1,720	100	2025	1,720	180,471
FSP	180	40	2025	72	7,555
FSP	220	40	2025	88	9,233
TOTALS	2,120			1,880	197,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,880	124.9083	139.90	263,012	1960	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2026 Heated Area: 1720 HX Base Yr 2026



1524 SW LITTLE RD, LAKE CITY

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

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2009	2009		100	1,000	
3	0021	BARN,FR AE	0	100	20	16	320.00	UT	15.50	15.50	100				100	4,960	
4	0252	LEAN-TO W/	0	100	20	11	220.00	UT	4.00	4.00	100	2009	2009		100	880	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	500.00	500.00	100	2009	2009		100	500	
6	0070	CARPORT UF	0	100	20	18	360.00	UT	5.00	5.00	100	2014	2014		100	1,800	
7	0070	CARPORT UF	0	100	16	16	256.00	UT	5.00	5.00	100	2019	2019		100	1,280	
8	0070	CARPORT UF	0	100	30	15	450.00	UT	5.00	5.00	100	2019	2019		100	2,250	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		197,259
TOTAL MARKET OB/XF VALUE		14,670
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		241,929
SOH/AGL Deduction		0
ASSESSED VALUE		241,929
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		190,518
TOTAL JUST VALUE		241,929
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,217

SALE:1:1: .80 ACRES & IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042241	Solar Power Syste	39,800	06/30/2021
32006	MAINT/ALTR	30	06/03/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/223	4/25/2025	WD	Q	I	01	278,000
GRANTOR: MANCHESTER LAWRENCE						
GRANTEE: HARRIS CHRISTOPHER						
1057/2007	9/06/2005	WD	Q	I		145,000
GRANTOR: JAMIE NICHOLS						
GRANTEE: LAWRENCE MANCHESTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=31,57] W5 N9 W12 S1 W4 N1 W1 W18 S6 W19 S26 E16 E22 E16 N1 E5 N22 $
FSP=[YR=2025;ORIG=10,80] W22 S10 E22 N10 $
FSP=[YR=2025;ORIG=9,38] W18 S10 E18 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,670

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	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 06/20/2025 BY TP Total Acres: 0.80 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 06/09/2026 BY SYS