COMM NE COR OF NW1/4, RUN S 1268
CONT S 283.60 FT, W 420 FT, N 28
FT TO POB.(PARCEL J).

RAULERSON WAYNE ROSS JR/SEDWICK NATASHA DANIELLE
1752 SW LITTLE RD
LAKE CITY, FL 32024-4984

2027

01-5S-16-03389-011

BUILDING CHARACTERISTICS

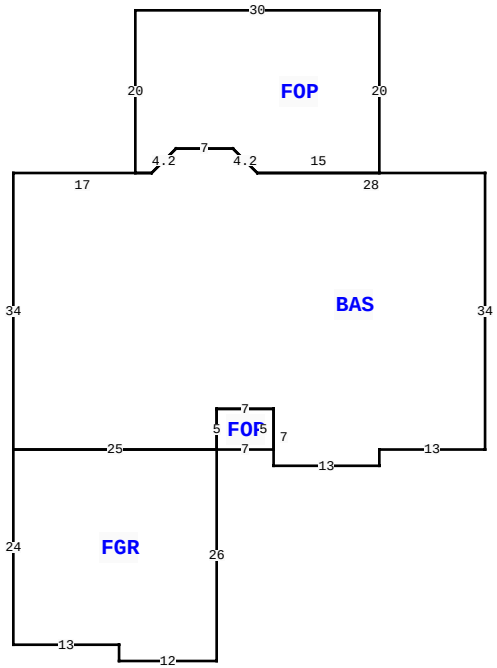
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,993	100		1,993	211,433
FGR	624	55		343	36,388
FOP	35	30		10	1,061
FOP	570	30		171	18,141
TOTALS	3,222			2,517	267,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,517	123.6466	136.01	342,337	2005	2005	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2018 Heated Area: 1993 HX Base Yr 2018



1752 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 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	267,023
TOTAL MARKET OB/XF VALUE	22,908
TOTAL LAND VALUE - MARKET	43,680
TOTAL MARKET VALUE	333,611
SOH/AGL Deduction	69,524
ASSESSED VALUE	264,087
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	212,676
TOTAL JUST VALUE	333,611
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043484	Electrical Servic	0	01/06/2022
41087	ADDN SFR		12/31/2020
36835	GARAGE	168	06/11/2018
22795	SFR	600	02/08/2005
13039	M H	125	09/10/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/1947	1/20/2026	QC	U	I	11	100
GRANTOR: RAULERSON WAYNE ROSS						
GRANTEE: RAULERSON WAYNE ROS						
1344/0635	9/05/2017	WD	Q	I	01	210,000
GRANTOR: JEREMY MORRIS & AMY M						
GRANTEE: WAYNE ROSS RAULERSO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 U3L3 W7 D3L3 W17 S34 E25 N5 E7 S7 E13 N2 E13 N34 $
FGR=[ORIG=-58,34] S24 E13 S2 E12 N26 W25 $
FOP=[ORIG=-13,0] N20 W30 S20 E2 U3R3 E7 D3R3 E15 $
FOP=[ORIG=-33,34] E7 N5 W7 S5 $
.

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	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	724.00	UT	2.00	2.00	100	2005	2005	3	100	1,448	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
4	0210	GARAGE U	0	100	30	30	900.00	UT	16.00	16.00	100	2018	2018	3	100	14,400	
5	0251	LEAN TO W/	0	100	12	30	360.00	UT	3.50	3.50	100	2018	2018	3	100	1,260	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 22,908

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	2.73	AC		1.00	1.00	1.00	16,000.00	16,000.00	43,680							

REVIEW DATE 01/12/2026 BY KS Total Acres: 2.73 Total Land Value: 43,680 Market: 0 Agricultural: 0 Common: 43,680 PRINTED 11/17/2026 BY SYS