COMM NW COR OF NE1/4 OF NW1/4,
RUN E 210 FT, S 28.06 FT TO S
R/W OF RD FOR POB, RUN E 210

LITTLE RONALD HAROLD/LITTLE ANNE
2174 SW LITTLE RD
LAKE CITY, FL 32024

2026

01-5S-16-03390-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

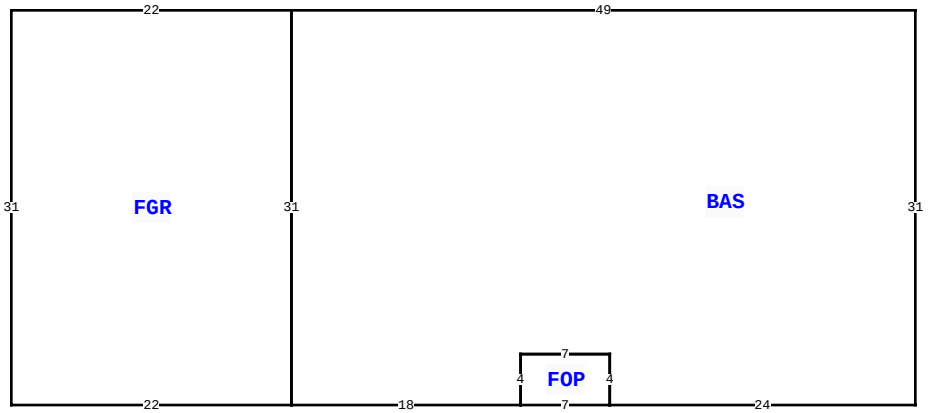
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,491	100		1,491	124,313
FGR	682	55		375	31,266
FOP	28	30		8	667
TOTALS	2,201			1,874	156,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,874	112.5200	128.27	240,378	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1491 HX Base Yr



2174 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		156,246
TOTAL MARKET OB/XF VALUE		5,346
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		193,592
SOH/AGL Deduction		84,789
ASSESSED VALUE		108,803
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		7,392
TOTAL JUST VALUE		193,592
NCON VALUE		400
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 FGR= W22 S31 E22 N31$ S31 E18 FOP= E7 N4 W7 S4$ N4 E7 S4 E24 N31$.

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	0	30	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0294	SHED WOOD/	0	100	12	23	276.00	UT	7.50	7.50	75	1993	1993	3	75	1,553	
3	0040	BARN,POLE	0	100	29	44	1,276.00	UT	2.50	2.50	75	1993	1993	3	75	2,393	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

LAND DESCRIPTION

TOTAL OB/XF 5,346

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	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							
2	0000	C	VAC RES	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							

REVIEW DATE 01/12/2026 BY KS Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 05/13/2026 BY SYS