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

**2027**

**01-5S-16-03390-002**

## BUILDING CHARACTERISTICS

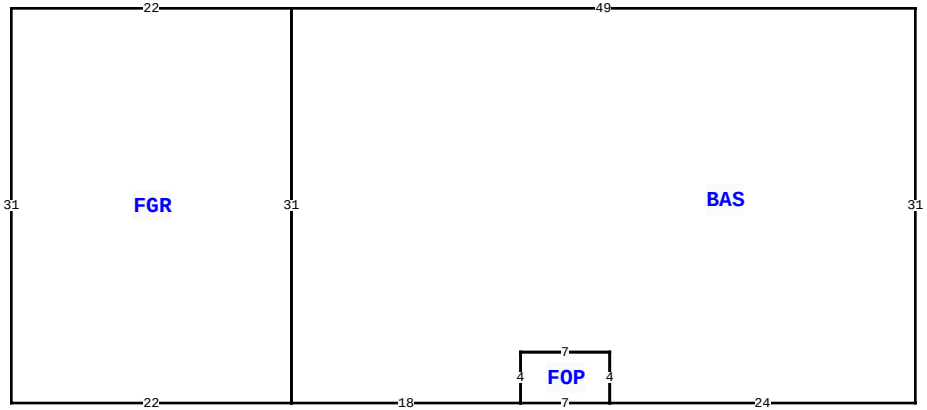
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR 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 | 119,952 |
| FGR | 682 | 55 | | 375 | 30,169 |
| FOP | 28 | 30 | | 8 | 644 |
| TOTALS | 2,201 | | | 1,874 | 150,764 |

## 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 | 123.77 | 231,945 | 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 | |

## 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 150,764 |
| TOTAL MARKET OB/XF VALUE | | 5,346 |
| TOTAL LAND VALUE - MARKET | | 32,000 |
| TOTAL MARKET VALUE | | 188,110 |
| SOH/AGL Deduction | | 76,073 |
| ASSESSED VALUE | | 112,037 |
| TOTAL EXEMPTION VALUE | HX HB SX | 101,411 |
| BASE TAXABLE VALUE | | 10,626 |
| TOTAL JUST VALUE | | 188,110 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 190,851 |

| 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$.

## 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 11/17/2026 BY SYS