COMM NW COR OF NE1/4 OF NW1/4,
RUN E 690 FT FOR POB, CONT E
210 FT, S 420 FT, W 210 FT, N

RUZICKA KAREN ELIZABETH
262 SW BRADSHAW GLN
LAKE CITY, FL 32024

2026

01-5S-16-03390-003

BUILDING CHARACTERISTICS

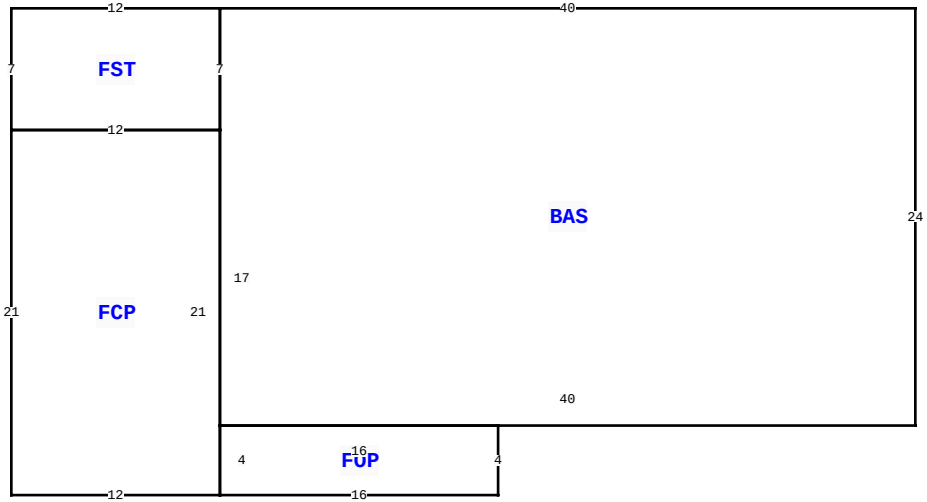
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	960	100		960	82,549
FCP	252	25		63	5,417
FOP	64	30		19	1,634
FST	84	55		46	3,955
TOTALS	1,360			1,088	93,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,088	118.1160	132.29	143,932	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 960 HX Base Yr



2098 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	0169	FENCE/WOOD	0	0	0	0	184.00	UT	7.50	7.50	100	1993	1993	3	100	1,380	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	93,556
TOTAL MARKET OB/XF VALUE	2,880
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	128,436
SOH/AGL Deduction	0
ASSESSED VALUE	128,436
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,436
TOTAL JUST VALUE	128,436
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,168

SALE:2:1: PROPERTY SETTLEMENT

SALE:1:1: FAMILY TRANSACTION & OTHER PARCELS INVOL

LAND:1:1: OWNS ADJACENT PROP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1266/0945	11/27/2013	WD	Q	I	01	75,000
GRANTOR: JACOB & GRACE A SPARK						
GRANTEE: KAREN ELIZABETH RUZ						
0926/2793	5/17/2001	WD	Q	I		58,000
GRANTOR: RONALD & ANN LITTLE						
GRANTEE: JACOB & GRACE A SPA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FST= W12 S7 E12 N7$S7 FCP= W12 S21 E12 N21$ S17 FOP= S4 E16 N4 W16$ E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,880

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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 01/12/2026 BY KS Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 06/29/2026 BY SYS