

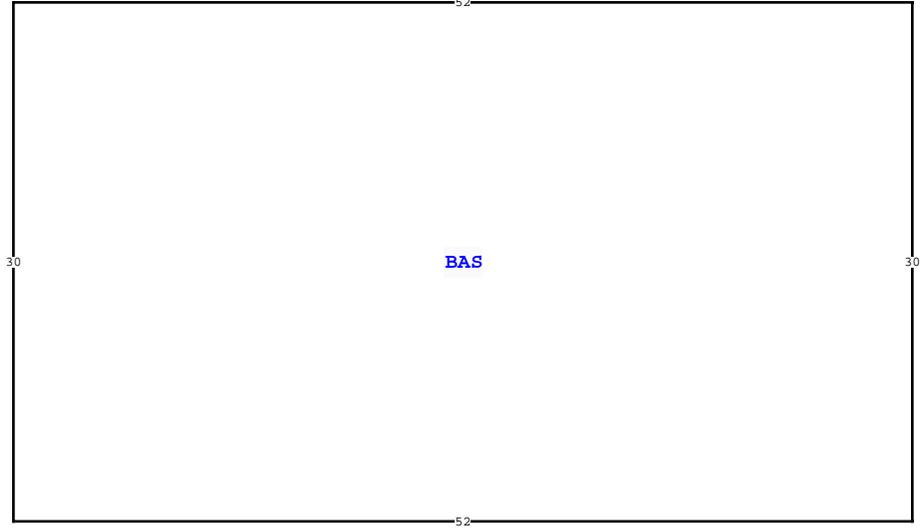
COMM SE COR OF NW1/4 N 893.95
 FT, W 645.24 FT, N 426.31 FT
 FOR POB, CONT N 142.07 FT, W

BROWN CHRISTOPHER RYAN
 328 SW SAPPHIRE CT
 LAKE CITY, FL 32024

2026

01-5S-16-03390-009


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
05	05				
0200	MOBILE HOME				
	MKT AREA	01			
1516.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	115,988
TOTALS	1,560			1,560	115,988

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2012									
Heated Area: 1560						HX Base Yr 2012						
												
328 SW SAPPHIRE CT, LAKE CITY												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/16/2026 MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		115,988	
TOTAL MARKET OB/XF VALUE		8,200	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		142,188	
SOH/AGL Deduction		74,365	
ASSESSED VALUE		67,823	
TOTAL EXEMPTION VALUE		HX HB 42,823	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		142,188	
NCON VALUE		600	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		140,591	
SALE:1:1: \$.70 STAMPS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1376/0129	1/10/2019	WD	U	I	30	100
GRANTOR: CLIFTON J LITTLE JR &						
GRANTEE: CHRISTOPHER RYAN BR						
1224/2277	10/28/2011	WD	U	V	11	100
GRANTOR: CLIFTON J LITTLE JR &						
GRANTEE: SUSAN O LITTLE & CH						

EXTRA FEATURES																
L N	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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100		3	100	7,000	
2	0294	SHED WOOD/	0	100	0	0		1.00	UT 600.00	600.00	100	2026	2025	100	600	
3	0294	SHED WOOD/	0	100	0	0		1.00	UT 600.00	600.00	100	2026	2025	100	600	
TOTAL OB/XF													8,200			

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W52 S30 E52 N30\$.			

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	0.75	AC		1.00	1.00	1.00	18,000.00	18,000.00	13,500							
2	0000	C	VAC RES	100			0.00	0.00	0.25	AC		1.00	1.00	1.00	18,000.00	18,000.00	4,500							