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

2027

01-5S-16-03390-009

BUILDING CHARACTERISTICS

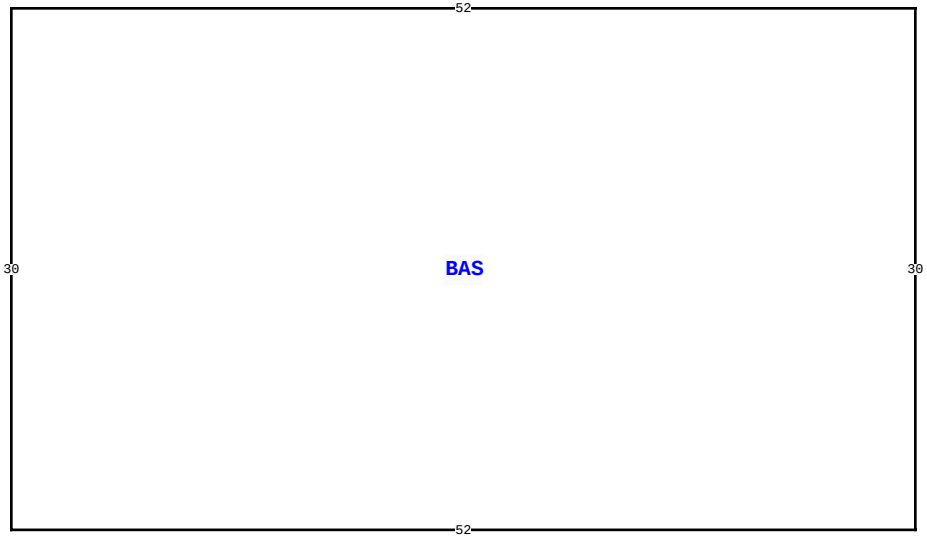
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,560	100		1,560	112,371
TOTALS	1,560			1,560	112,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,560	113.9000	105.93	165,251	2012	2011	0	0	0	32.00	68.00

1 MANUF 1 100% - 2012 Heated Area: 1560 HX Base Yr 2012



328 SW SAPPHIRE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		112,371
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		138,571
SOH/AGL Deduction		68,713
ASSESSED VALUE		69,858
TOTAL EXEMPTION VALUE	HX HB	44,858
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		138,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,780

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E52 N30$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	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							

REVIEW DATE 01/12/2026 BY KS Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS