COMM AT SE COR OF NW1/4, RUN N 2 FT FOR POB, CONT W 231.15 FT, N 232.93 FT, S 166.82 FT TO POB.

BREWSTER JAMES A
1580 SW LITTLE RD
LAKE CITY, FL 32024

2027

01-5S-16-03390-021

BUILDING CHARACTERISTICS

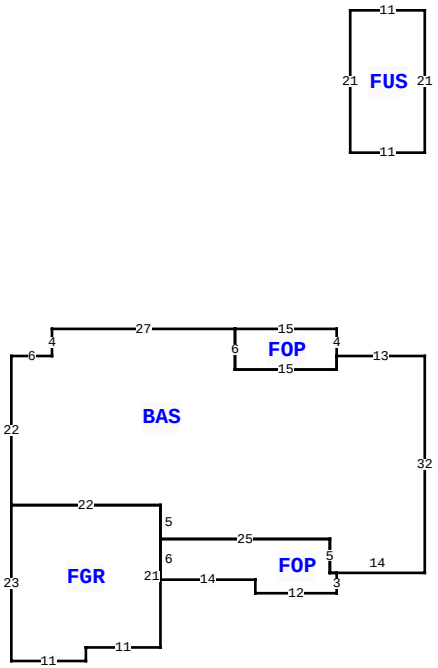
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	1,685	100		1,685	187,554
FGR	484	55		266	29,608
FOP	90	30		27	3,006
FOP	175	30		52	5,788
FUS	231	100		231	25,712
TOTALS	2,665			2,261	251,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,261	120.4643	132.51	299,605	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2025 Heated Area: 1916 HX Base Yr 2025



1580 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		251,668
TOTAL MARKET OB/XF VALUE		14,418
TOTAL LAND VALUE - MARKET		20,700
TOTAL MARKET VALUE		286,786
SOH/AGL Deduction		0
ASSESSED VALUE		286,786
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		235,375
TOTAL JUST VALUE		286,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052780	Roof Replacement	15,500	04/01/2025
27474	SFR	745	11/07/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1900	8/05/2024	WD	Q	I	01	410,000
GRANTOR: NICKELSON MICHAEL J						
GRANTEE: BREWSTER JAMES A						
1449/310	9/24/2021	QC	U	I	11	100
GRANTOR: NICKELSON DAISY						
GRANTEE: NICKELSON MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N4 W15 S6 E15 N2$ S2 W15 N6 W27 S4 W6 S22 FGR= S23 E11 N2 E11 N21 W22$ E22 S5 FOP= S6 E14 S2 E12 N3 W1 N5 W25$ E25 S5 E14 N32$ PTR= N30 FUS= N21 W11 S21 E11$ S30$.

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	0166	CONC,PAVMT	0	100	0	0	2,047.00	UT	2.50	2.50	100	2009	2009	3	100	5,118	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 14,418

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	0.90	AC		1.00	1.00	1.00	23,000.00	23,000.00	20,700							

REVIEW DATE 01/12/2026 BY KS Total Acres: 0.90 Total Land Value: 20,700 Market: 0 Agricultural: 0 Common: 20,700 PRINTED 11/17/2026 BY SYS