COMM NW COR OF SE1/4 OF NE1/4, R
POB, CONT E 151.20 FT, S 305.52
N 302.39 FT TO POB.

KELLY MATTHEW WITT/KELLY CHLOE NADINE
394 SW FINLEY LITTLE LN
LAKE CITY, FL 32024

2027

01-5S-16-03393-002

BUILDING CHARACTERISTICS

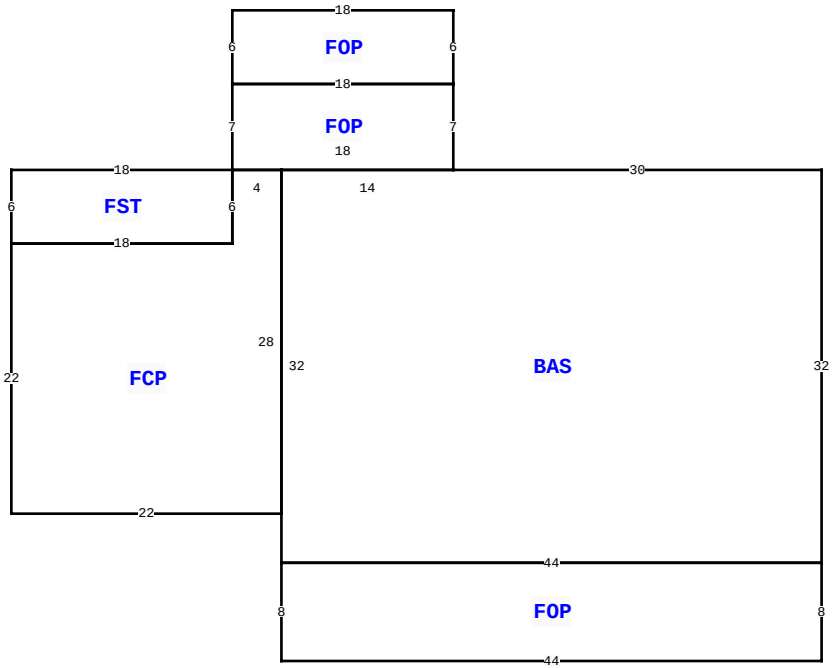
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,408	100		1,408	171,579
FCP	508	25		127	15,476
FOP	108	30		32	3,900
FOP	126	30		38	4,631
FOP	352	30		106	12,917
FST	108	55		59	7,190
TOTALS	2,610			1,770	215,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,770	123.0880	135.40	239,658	2001	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2027 Heated Area: 1408 HX Base Yr 2027



394 SW FINLEY LITTLE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	100	2,000	
2	0166	CONC,PAVMT	0	100	18	22	396.00	UT	2.25	2.25	100	2009	2009	3	100	891	
3	0040	BARN,POLE	0	100	0	0	1,560.00	UT	10.00	10.00	100	2022	2021		100	15,600	
4	0080	DECKING	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		215,692
TOTAL MARKET OB/XF VALUE		19,291
TOTAL LAND VALUE - MARKET		19,550
TOTAL MARKET VALUE		254,533
SOH/AGL Deduction		0
ASSESSED VALUE		254,533
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		203,122
TOTAL JUST VALUE		254,533
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18410	SFR	263	06/19/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/1129	7/23/2026	WD	Q	I	01	320,000
GRANTOR: CANNON CHELSEA						
GRANTEE: KELLY MATTHEW WITT						
1466/1134	4/22/2022	WD	Q	I	01	299,000
GRANTOR: WARNER TANNER R						
GRANTEE: CANNON CHELSEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W30 W14 S32 E44 N32 $
FCP=[ORIG=-44,0] W4 S6 W18 S22 E22 N28 $
FOP=[ORIG=-44,32] S8 E44 N8 W44 $
FOP=[ORIG=-30,0] N7 W18 S7 E18 $
FOP=[ORIG=-30,-7] N6 W18 S6 E18 $
FST=[ORIG=-48,0] W18 S6 E18 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 19,291

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	0.85	AC		1.00	1.00	1.00	23,000.00	23,000.00	19,550							

REVIEW DATE 01/14/2026 BY JB Total Acres: 0.85 Total Land Value: 19,550 Market: 0 Agricultural: 0 Common: 19,550 PRINTED 11/17/2026 BY SYS