BEG NW COR OF SW1/4 OF NE1/4, RU 300 FT, W 300 FT, N 300 FT TO PO OF SW1/4 OF NE1/4) (AKA LOT 6 BL

WELLS PRESTON M III/WELLS TINA M
3059 CHEROKEE ROAD
SAINT CLOUD, FL 34772

2027

01-5S-16-03395-000

BUILDING CHARACTERISTICS

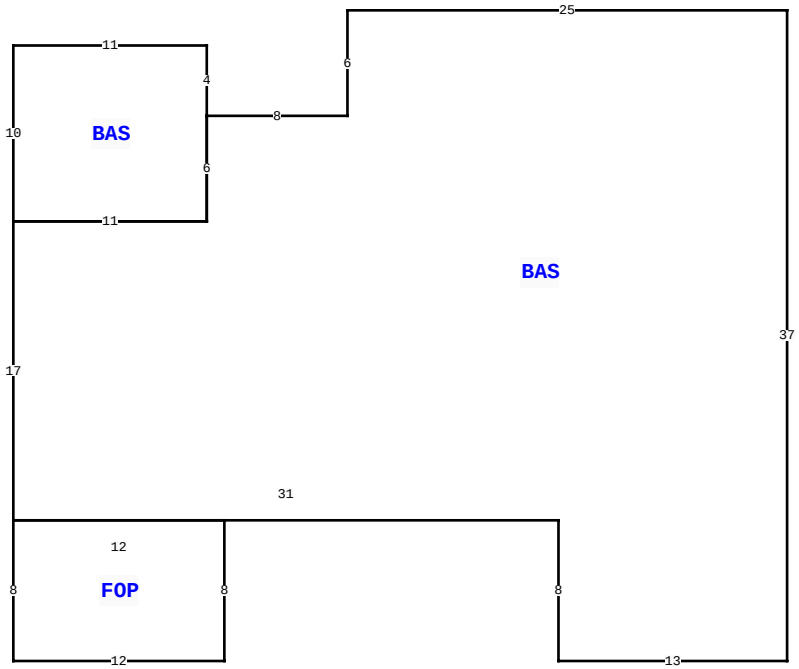
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	110	100		110	9,454
BAS	1,200	100		1,200	103,132
FOP	96	30		29	2,492
TOTALS	1,406			1,339	115,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,339	120.2000	132.22	177,043	1963	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1310 HX Base Yr



150 SW FINLEY LITTLE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	115,078
TOTAL MARKET OB/XF VALUE	5,910
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	160,988
SOH/AGL Deduction	0
ASSESSED VALUE	160,988
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,988
TOTAL JUST VALUE	160,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40831	ELECTRICAL	0	11/02/2020
6746	GARAGE	4,000	01/08/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1278	9/17/2021	WD	U	I	30	80,300
GRANTOR: WEATHERS LINDSEY D						
GRANTEE: WELLS PRESTON M III						
1430/1307	2/17/2021	QC	U	I	11	100
GRANTOR: WEATHERS LYNDSEY D						
GRANTEE: WEATHERS LINDSEY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S6 W8 BAS= N4 W11 S10 E11 N6$ S6 W11 S17 FOP= S8 E12 N8 W12$ E31 S8 E13 N37$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0210	GARAGE U	0	0	30	30	900.00	UT	6.40	6.40	100	0	0	3	100	5,760	

LAND DESCRIPTION

TOTAL OB/XF 5,910

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	20,000.00	20,000.00	40,000							

REVIEW DATE 01/16/2026 BY JB Total Acres: 2.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS