COMM NE COR OF SW 1/4 OF NE 1/4,
POB, CONT W 331.50 FT, S 658.35
N 658.35 FT TO POB. EX ADD'N RD

LITTLE DONALD ELLIS/LITTLE TAWNYA RENE
PO BOX 2254
LAKE CITY, FL 32056

2026

01-5S-16-03396-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

228 SW FINLEY LITTLE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,600
TOTAL MARKET VALUE	54,600
SOH/AGL Deduction	5,051
ASSESSED VALUE	49,549
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,549
TOTAL JUST VALUE	54,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1484/1039	2/09/2023	WD	Q	V	01	65,000
GRANTOR: CHASSEREAU ROBERT						
GRANTEE: LITTLE DONALD ELLIS						
1340/1785	7/12/2017	WD	Q	V	01	40,000
GRANTOR: SAMUEL & ANGELA LACEY						
GRANTEE: ROBERT CHASSEREAU						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	4.55	AC		1.00	1.00	1.00	12,000.00	12,000.00	54,600							

REVIEW DATE 04/22/2026 BY MLU Total Acres: 4.55 Total Land Value: 54,600 Market: 0 Agricultural: 0 Common: 54,600 PRINTED 05/08/2026 BY SYS