LOT 6 RIVERS MANOR S/D UNIT 1 EX
(3226 SQ FT) DESC IN ORB 1043-12

HADDEN ROSEMARIE
822 SW LITTLE RD
LAKE CITY, FL 32024

2027

01-5S-16-03401-106

BUILDING CHARACTERISTICS

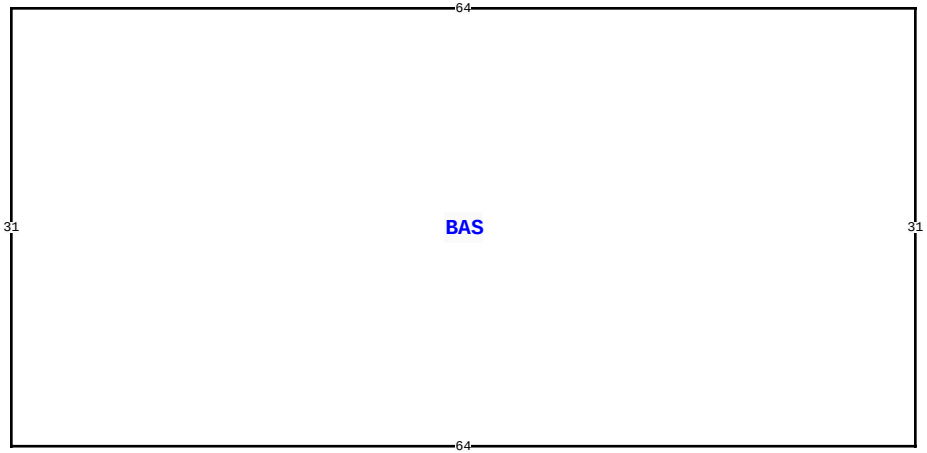
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100		1,984	142,912
TOTALS	1,984			1,984	142,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,984	113.9000	105.93	210,165	2012	2011	0	0	0	32.00	68.00

1 MANUF 1 100% - 2002 Heated Area: 1984 HX Base Yr 2002



822 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0296	SHED METAL	0	100	8	8	64.00	UT	5.00	5.00	100	1993	1993	3	100	320	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	8	12	96.00	UT	2.00	2.00	100	1993	1993	3	100	192	
5	0040	BARN,POLE	0	100	20	36	720.00	UT	2.50	2.50	100	2009	2009	3	100	1,800	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
10	0261	PRCH, UOP	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		142,912
TOTAL MARKET OB/XF VALUE		18,462
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		201,374
SOH/AGL Deduction		69,933
ASSESSED VALUE		131,441
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		80,030
TOTAL JUST VALUE		201,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29804	M H	375	12/07/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/1755	9/05/2025	LE	U	I	14	100
GRANTOR: HADDEN ROSEMARIE						
GRANTEE: HADDEN ROSEMARIE (E						
1474/2329	9/05/2022	LE	U	I	14	100
GRANTOR: HADDEN ROSE M						
GRANTEE: HADDEN ROSEMARIE (E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S31 E64 N31$.

LAND DESCRIPTION

TOTAL OB/XF 15,662

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	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/14/2026 BY JB Total Acres: 3.94 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS

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MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.0200 1.00/		

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TOTALS					

MARKET ADJUSTMENTS

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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	0261	PRCH, UOP	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2026	2025		100	2,800	

TOTAL OB/XF 2,800

LAND DESCRIPTION

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

REVIEW DATE 01/14/2026 BY JB — Total Acres: 3.94 — Total Land Value: 40,000 — Market: 0 — Agricultural: 0 — Common: 40,000 — PRINTED 11/17/2026 BY SYS