LOT 12 RIVERS MANOR S/D UNIT 1.
CD 757-1195, WD 895-1059, DC 144

MCLENDON MARY ELLEN ESTATE
1190 SW LITTLE RD
LAKE CITY, FL 32024

2027

01-5S-16-03401-112

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
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	05/16/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	1,123
SOH/AGL Deduction	0
ASSESSED VALUE	1,123
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,123
TOTAL JUST VALUE	40,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,000

SALE:1:1: UNREC STRU LOTS 12 & 13 UNIT 1 LOT 9 UNI

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0000/0000	4/12/1990	CD	Q	V	01	0

GRANTOR: BULLARD-DEAS

GRANTEE: MARY ELLEN MCLENDON

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	280.00	280.00	1,123							
2	9910	M	MKT.VAL.AG	0		00	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: 4.01 Total Land Value: 1,123 Market: 40,000 Agricultural: 1,123 Common: 0 PRINTED 11/17/2026 BY SYS