

THE E 208 FT OF THE FOLLOWING:
 COMM NW COR OF NW1/4 OF SE1/4,
 RUN S 44 FT TO S R/W LITTLE

LEAVITT ROGER S/LEAVITT EVELYN A
 P O BOX 2221
 LAKE CITY, FL 32056

2026

01-5S-16-03405-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	06	06	
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
BAS	1,887	100	
FOP	120	30	
TOTALS	2,007		
TOTALS		1,923	162,256

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100% - 0		129.81	249,625	1990	1990		0	0	35.00	65.00	
Heated Area: 1887 HX Base Yr													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
1470 SW LITTLE RD, LAKE CITY													
04/16/2026 MLU													

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				162,256		
TOTAL MARKET OB/XF VALUE				10,471		
TOTAL LAND VALUE - MARKET				30,000		
TOTAL MARKET VALUE				202,727		
SOH/AGL Deduction				66,144		
ASSESSED VALUE				136,583		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				85,172		
TOTAL JUST VALUE				202,727		
NCON VALUE				3,000		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				194,877		
SALE:2:1: 2.02 ACRES VACANT LAND						
SALE:1:1: 1 AC & NEW CONST.						
LAND:1:1: 1.04 AC PARCEL						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000047544	Roof Replacement	13,000	06/26/2023			
000043943	Storage Building	8,963	03/17/2022			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0738/0945	12/19/1990	WD	Q	I		71,300
GRANTOR: STANLEY CRAWFORD						
GRANTEE: ROGER LEAVITT						
0725/0708	7/20/1990	WD	U	V		17,000
GRANTOR: PETE GIEBEIG						
GRANTEE: STANLEY CRAWFORD						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W34 N14 W21 S14 W4 S27 E22FOP= S6 E20 N6 W20\$ E37 N27\$.						

EXTRA FEATURES																
L N	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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	0	0	3	100	1,200
2	0166	CONC,PAVMT	0	100	0	0		120.00	UT 2.25	2.25	100	2009	2009	3	100	270
3	0258	PATIO	0	100	0	0		100.00	UT 2.25	2.25	100	2009	2009	3	100	225
4	0260	PAVEMENT-A	0	100	0	0		2,520.00	UT 1.30	1.30	100	2009	2009	3	100	3,276
5	0294	SHED WOOD/	0	100	0	0		1.00	UT 2,500.00	2,500.00	100	2023	2022		100	2,500
6	0140	CLFENCE 6	0	100	0	0		1.00	UT 3,000.00	3,000.00	100	2026	2025		100	3,000
TOTAL OB/XF 10,471																

LAND DESCRIPTION														TOTAL OB/XF 10,471										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							