COMM SE COR OF SW1/4 OF SE1/4, R
FOR POB, CONT W 804.28 FT, N 572
805.89 FT TO WR/W OLD LAKE CITY

LITTLE INVESTMENT GROUP LLC
PO BOX 47
HIGH SPRINGS, FL 32655

2027

04-7S-17-09889-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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
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 02

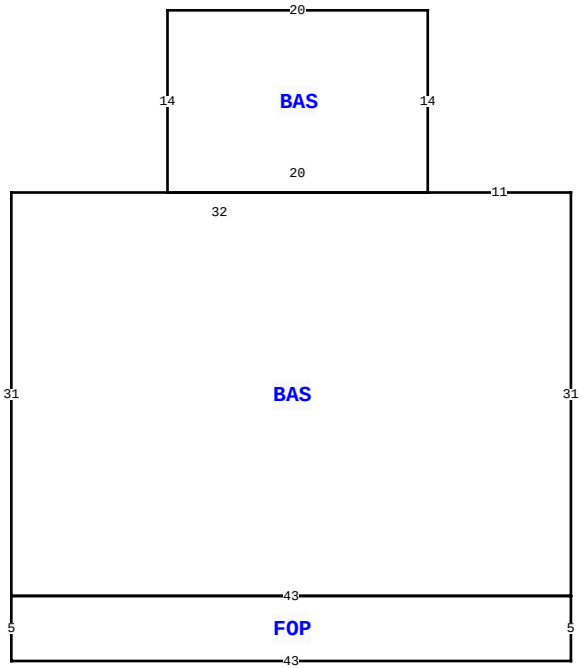
NEIGHBORHOOD/LOC 4717.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	280	100		280	25,819
BAS	1,333	100		1,333	122,916
FOP	215	30		64	5,901
TOTALS	1,828			1,677	154,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,677	116.4240	128.07	214,773	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 0% - 2026 Heated Area: 1613 HX Base Yr



417 SW BARNEY ST, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0294	SHED WOOD/	0	0	12	24	1.00	UT	0.00	0.00	100	1997	1997	3	100	200	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	0060	CARPORT F	0	0	30	20	600.00	UT	5.00	5.00	100	2005	2005	3	100	3,000	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	272,995
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	110,220
TOTAL MARKET VALUE	388,215
SOH/AGL Deduction	0
ASSESSED VALUE	388,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,215
TOTAL JUST VALUE	388,215
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053977	Electrical Servic		09/03/2025
000053958	Right-of-Way Acce		09/01/2025
12822	SFR	225	07/29/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/2654	8/05/2025	WD	U	I	11	100
GRANTOR: LITTLE IVESTMENT LLC						
GRANTEE: LITTLE INVESTMENT G						
1546/1194	6/30/2025	WD	U	I	11	100
GRANTOR: LITTLE INVESTMENT LLC						
GRANTEE: LITTLE INVESTMENT G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 BAS= N14 W20 S14 E20$ W32 S31 FOP= S5 E43 N5 W43$ E43 N31$.

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	8.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	88,220							
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							

REVIEW DATE 07/10/2026 BY kellen Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS

COMM SE COR OF SW1/4 OF SE1/4, R
FOR POB, CONT W 804.28 FT, N 572
805.89 FT TO WR/W OLD LAKE CITY

LITTLE INVESTMENT GROUP LLC
PO BOX 47
HIGH SPRINGS, FL 32655

2027

04-7S-17-09889-001

BUILDING CHARACTERISTICS

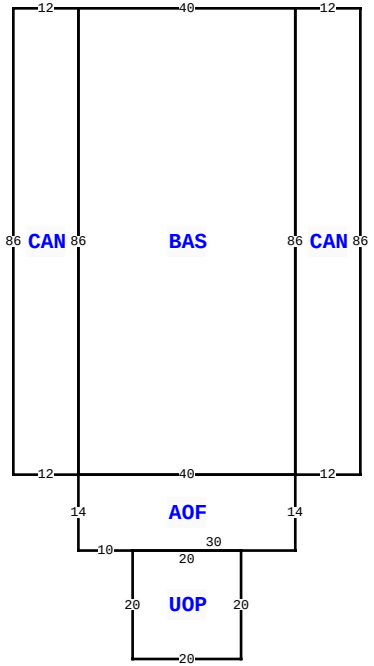
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Plumbing		20 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	4717.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	560	150		840	19,805
BAS	3,440	100		3,440	81,106
CAN	1,032	30		310	7,309
CAN	1,032	30		310	7,309
UOP	400	30		120	2,829
TOTALS	6,464			5,020	118,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	5,020	80.5800	30.62	153,712	2005	2005	0	0	0	23.00	77.00

2 PREF M B A 0% - 2026 Heated Area: 4000 HX Base Yr



417 SW BARNEY ST, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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INCOME VALUE	
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GRANTEE: LITTLE INVESTMENT G						
1546/1194	6/30/2025	WD	U	I	11	100
GRANTOR: LITTLE INVESTMENT LLC						
GRANTEE: LITTLE INVESTMENT G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 CAN= W12 S86 E12 N86$ S86 AOF= S14 E10 UOP= S20 E20 N20 W20$ E30 N14 W40$ E40 CAN= E12 N86 W12 S86$ N86$.

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

REVIEW DATE 07/10/2026 BY kellen Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS