

COMM NW COR OF NW1/4, RUN S 1328
1819.39 FT FOR POB, RUN S 888.35
FT, N 888.35 FT, W 496.2 FT TO P

CUMMINGS MATTHEW
960 SW FINLEY LITTLE LN
LAKE CITY, FL 32024

2026

06-5S-17-09128-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	60
Interior Floor	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	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	03	03	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	6517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	126	100	
BAS	280	100	
BAS	1,392	100	
FCP	360	25	
FOP	336	30	
UEP	150	60	
UST	180	45	
TOTALS	2,824		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,160	92.7126	103.84	224,294	1974	1974	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1798 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		145,791	
TOTAL MARKET OB/XF VALUE		1,800	
TOTAL LAND VALUE - MARKET		55,900	
TOTAL MARKET VALUE		159,019	
SOH/AGL Deduction		0	
ASSESSED VALUE		159,019	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		159,019	
TOTAL JUST VALUE		203,491	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		202,491	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/1539	1/04/2021	WD	U	I	30	100
GRANTOR: LITTLE GAIL A						
GRANTEE: CUMMINGS MATTHEW						
1427/417	12/24/2020	QC	U	I	11	100
GRANTOR: LEE WILLIAM L						
GRANTEE: LITTLE GAIL A						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0
3	0294	SHED WOOD/	0	0	16	1.00	UT	0.00	0.00	100	0
4	0021	BARN, FR AE	0	0	16	1.00	UT	0.00	0.00	100	0
5	0294	SHED WOOD/	0	0	14	1.00	UT	0.00	0.00	100	0
6	0210	GARAGE U	0	0	31	1.00	UT	0.00	0.00	100	0

TOTAL OB/XF											
1,800											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/22/2026	MLU				

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W29 S29 E21 FOP= S16 E21 N16 W21\$ E27 BAS= E14 N7 FCP= E18 N20 W18 S20 \$ N2 W14 S9\$ N9 BAS= E14 N20 W14 S20\$ N20 UST= E14 N10 W18 S10 E4\$ W4 UEP= N10 W15 S10 E15\$ W15\$.											

LAND DESCRIPTION																								
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	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.10	AC		1.00	1.00	1.00	280.00	280.00	1,428							
2	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	5.10	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,900							