

COMM NW COR OF NW1/4, RUN S 1328
1819.39 FT FOR POB, CONT E 149.5
331.11 FT, W 181.14 FT, NORTH 33

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

2026

06-5S-17-09128-007



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	6517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
TOTALS	1,216		71,608

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MANUF	1	100% - 2008		130,197	2006	2006	0	0	45.00	55.00												
				Heated Area: 1216			HX Base Yr 2008																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/16/2026</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/16/2026		
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			04/16/2026																				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			71,608
TOTAL MARKET OB/XF VALUE			7,300
TOTAL LAND VALUE - MARKET			20,800
TOTAL MARKET VALUE			99,708
SOH/AGL Deduction			45,826
ASSESSED VALUE			53,882
TOTAL EXEMPTION VALUE	HX HB		28,882
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			99,708
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			97,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29683	M H	325	09/14/2011
24859	M H	311	08/11/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1085/1867	6/05/2006	WD	Q	V	06	100

GRANTOR: JEANNE E LEE
GRANTEE: MATTHEW R CUMMINGS

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S16 E76 N16\$.	

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	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	100	2012	2012	3	100	300	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.04	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,800							