N1/2 OF NE1/4 OF NE1/4 OF NW1/4
NW1/4, RUN S 122.87 FT, W 355 FT
355 FT TO POB & EX 1.07 AC DESC

LITTLE STEPHEN F
1860 SW WESTER DR
LAKE CITY, FL 32024

2027

06-5S-17-09130-001

BUILDING CHARACTERISTICS

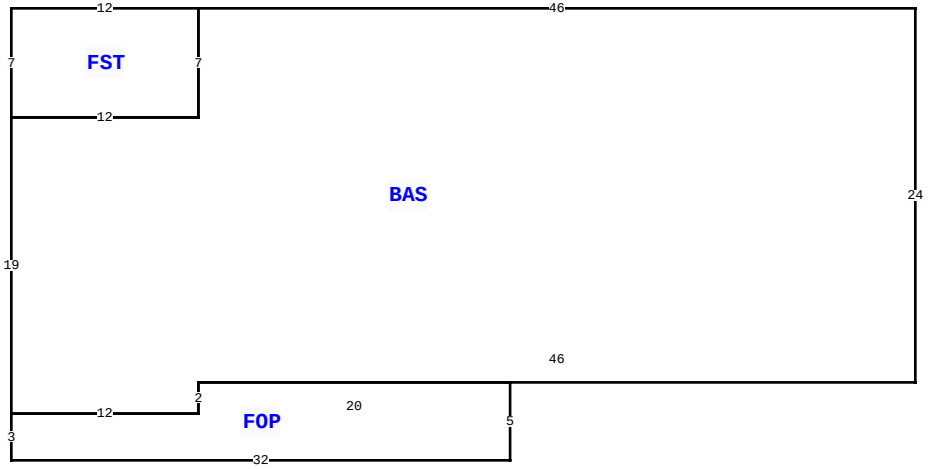
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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 01
NEIGHBORHOOD/LOC	6517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,332	100		1,332	108,285
FOP	136	30		41	3,333
FST	84	55		46	3,739
TOTALS	1,552			1,419	115,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,419	113.7000	125.07	177,474	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1332 HX Base Yr



1860 SW WESTER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0031	BARN,MT AE	0	100	20	28	560.00	UT	11.00	11.00	100	2017	2017	3	100	6,160	
3	0251	LEAN TO W/	0	100	8	20	160.00	UT	5.50	5.50	100	2017	2017	3	100	880	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		115,358
TOTAL MARKET OB/XF VALUE		7,440
TOTAL LAND VALUE - MARKET		21,060
TOTAL MARKET VALUE		143,858
SOH/AGL Deduction		69,910
ASSESSED VALUE		73,948
TOTAL EXEMPTION VALUE	HX HB	48,948
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		143,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18837	M H	125	10/16/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/2623	1/09/2024	LE	U	I	14	100

GRANTOR: LITTLE STEPHEN FINLEY

GRANTEE: LITTLE JOSEPH STEPH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 FST= W12 S7 E12 N7$ S7 W12 S19 FOP= S3 E32 N5 W20 S2 W12$ E12 N2 E46 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,440

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	100		A-1	0.00	0.00	1.17	AC		1.00	1.00	1.00	18,000.00	18,000.00	21,060							

REVIEW DATE 01/31/2024 BY JB Total Acres: 1.17 Total Land Value: 21,060 Market: 0 Agricultural: 0 Common: 21,060 PRINTED 11/16/2026 BY SYS