

BEGIN AT NW COR OF N 1/2 OF NE 1  
THENCE E 312.40 FT, S 149.87 FT,  
150.02 FT TO POB.

LITTLE JULIAN JOSEPH  
1826 SW WESTER DR  
LAKE CITY, FL 32024

2026

06-5S-17-09130-011



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
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
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	924	100	2025
TOTALS	924		23,396

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	924	105.5000	63.30	58,489	1982	1982	0	0	60.00	40.00	
1 MOBILE HME 0% - 2025 Heated Area: 924 HX Base Yr												
TOTALS 924 924 23,396												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	23,396		
TOTAL MARKET OB/XF VALUE	6,800		
TOTAL LAND VALUE - MARKET	19,260		
TOTAL MARKET VALUE	49,456		
SOH/AGL Deduction	0		
ASSESSED VALUE	49,456		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	49,456		
TOTAL JUST VALUE	49,456		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	46,246		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/2628	1/09/2024	QC	U	V	11	100
GRANTOR: LITTLE STEPHEN F						
GRANTEE: LITTLE JULIAN JOSEP						

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	200.00	200.00	100	2025	2024		100	200	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	400.00	400.00	100	2025	2024		100	400	
4	0030	BARN, MT	0	0	0	0	1.00	UT	3,200.00	3,200.00	100	2025	2024		100	3,200	
TOTALS													6,800				

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2025;ORIG=17,13] E66 S14 W66 N14 \$			

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	DPH 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	0		A-1	0.00	0.00	1.07	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,260							