

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		24,564

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	66.46	61,409	1982	1982	0	0	60.00	40.00														
1 MOBILE HME 0% - 2025 Heated Area: 924 HX Base Yr																									
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/16/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>														BLD DATE		LGL DATE		XF DATE		LAND DATE	04/16/2026	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	24,564		
TOTAL MARKET OB/XF VALUE	6,800		
TOTAL LAND VALUE - MARKET	19,260		
TOTAL MARKET VALUE	50,624		
SOH/AGL Deduction	0		
ASSESSED VALUE	50,624		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	50,624		
TOTAL JUST VALUE	50,624		
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 JOSEPH						

BUILDING NOTES	

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

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	
TOTAL OB/XF 6,800																	

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							