

BEG NW COR OF E1/2 OF SW1/4 OF N  
666.09 FT, S 594.22 FT, W 210.00  
FT, W 454.30 FT, N 1573.09 FT TO

SUMMERS JANICE H  
760 SW FINLEY LITTLE LN  
LAKE CITY, FL 32024

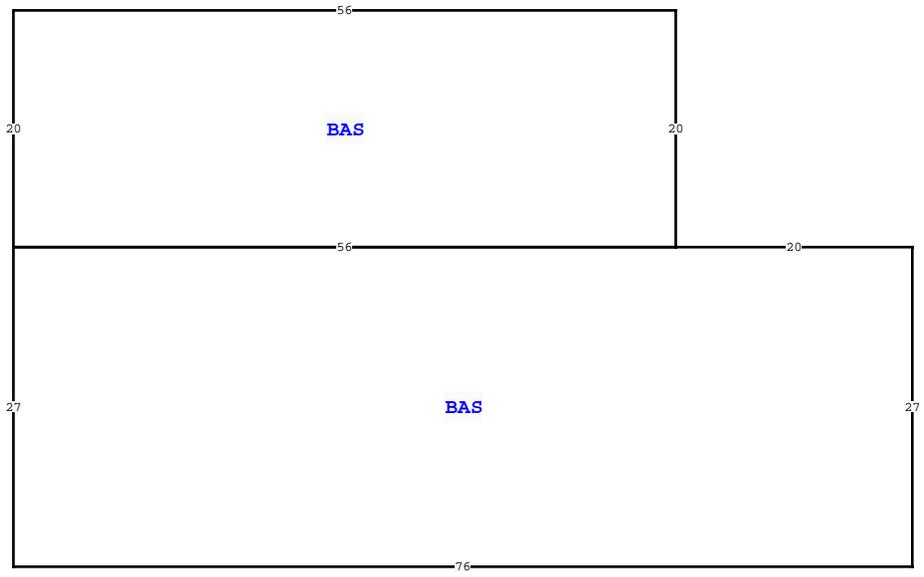
2026

06-5S-17-09139-002



| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |              |
|--------------------------|------------------|--------------|--------------|
| ELEMENT                  | CD               |              |              |
| Exterior Wall            | 31               | VINYL SID    | 100          |
| Roof Structur            | 03               | GABLE/HIP    | 100          |
| Roof Cover               | 14               | PREFIN MT    | 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                 |                  | 4            | 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                 | 5000             | IMPROVED AG  |              |
| MAP NUM                  |                  | MKT AREA     | 01           |
| NEIGHBORHOOD/LOC         | 6517.00          | 1.00/        |              |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR         |
| BAS                      | 1,120            | 100          |              |
| BAS                      | 2,052            | 100          |              |
| TOTALS                   | 3,172            |              | 3,172 94,246 |

| MARKET ADJUSTMENTS                |            |             |             |                |                |      |      |      |      |       |        |
|-----------------------------------|------------|-------------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                              | MDL        | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 1                                 | MOBILE HME | 100% - 1997 |             | 74.28          | 235,616        | 1996 | 1996 | 0    | 0    | 60.00 | 40.00  |
| Heated Area: 3172 HX Base Yr 1997 |            |             |             |                |                |      |      |      |      |       |        |



| COLUMBIA COUNTY PROPERTY  |          | PAGE 1 of 2 | 3        |
|---------------------------|----------|-------------|----------|
| VALUATION SUMMARY         |          |             |          |
| VALUATION BY              |          |             | STANDARD |
| Tax Group: 3              |          | Tax Dist:   |          |
| BUILDING MARKET VALUE     |          |             | 94,246   |
| TOTAL MARKET OB/XF VALUE  |          |             | 32,500   |
| TOTAL LAND VALUE - MARKET |          |             | 100,700  |
| TOTAL MARKET VALUE        |          |             | 148,154  |
| SOH/AGL Deduction         |          |             | 45,553   |
| ASSESSED VALUE            |          |             | 102,601  |
| TOTAL EXEMPTION VALUE     | HX HB WX |             | 56,411   |
| BASE TAXABLE VALUE        |          |             | 46,190   |
| TOTAL JUST VALUE          |          |             | 227,446  |
| NCON VALUE                |          |             | 0        |
| INCOME VALUE              |          |             |          |
| PREVIOUS YEAR MKT VALUE   |          |             | 230,913  |

| PERMIT NUM | DESCRIPTION       | AMT | ISSUED     |
|------------|-------------------|-----|------------|
| 000052465  | Right-of-Way Acce |     | 02/28/2025 |
| 000052427  | Mobile Home       |     | 02/24/2025 |
| 19505      | M H               | 125 | 05/03/2002 |
| 10797      | SFR               | 225 | 02/23/1996 |

| SALES DATA        |           |           |     |     |        |            |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1362/0456         | 6/11/2018 | PB U      |     | I   | 18     | 0          |

GRANTOR: CLERK OF COURT (ESTAT)  
GRANTEE: JANICE SUMMERS  
0817/1107 1/23/1996 WD Q V 03 0  
GRANTOR: ROBERT A & JANICE SUM  
GRANTEE: ROBERT A & JANICE S

| EXTRA FEATURES |            |             |         |     |    |       |      |       |                |           |         |
|----------------|------------|-------------|---------|-----|----|-------|------|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS | UT   | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0190       | FPLC PF     | 0       | 100 | 0  | 0     | 1.00 | UT    | 1,200.00       | 100       | 2001    |
| 2              | 0297       | SHED CONCR  | 0       | 100 | 0  | 0     | 1.00 | UT    | 0.00           | 100       | 1996    |
| 3              | 0255       | MBL HOME S  | 0       | 100 | 12 | 56    | 1.00 | UT    | 1,000.00       | 50        | 2012    |
| 4              | 9945       | Well/Sept   | 0       | 100 | 0  | 0     | 1.00 | UT    | 7,000.00       | 100       |         |
| 5              | 0296       | SHED METAL  | 0       | 100 | 0  | 0     | 1.00 | UT    | 0.00           | 100       | 2012    |
| 6              | 9947       | Septic      | 0       | 0   | 0  | 0     | 1.00 | UT    | 3,000.00       | 100       |         |
| 7              | 0294       | SHED WOOD/  | 0       | 100 | 0  | 0     | 1.00 | UT    | 0.00           | 100       | 2012    |
| 8              | 0296       | SHED METAL  | 0       | 100 | 0  | 0     | 1.00 | UT    | 0.00           | 100       | 2012    |
| 9              | 0294       | SHED WOOD/  | 0       | 100 | 0  | 0     | 1.00 | UT    | 0.00           | 100       | 2012    |
| 10             | 9947       | Septic      | 0       | 0   | 0  | 0     | 1.00 | UT    | 3,000.00       | 100       |         |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |      |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| 18,000      |          |     |                      |     |     |          |       |       |             |           |      |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1           | 0200     | C   | MBL HM               | 100 |     | A-1      | 0.00  | 0.00  | 1.00        | AC        | 1.00 |
| 2           | 0100     | C   | SFR                  | 0   |     | A-1      | 0.00  | 0.00  | 1.00        | AC        | 1.00 |
| 3           | 6200     | A   | PASTURE 3            | 0   |     | A-1      | 0.00  | 0.00  | 8.60        | AC        | 1.00 |
| 4           | 9910     | M   | MKT.VAL.AG           | 0   |     |          | 0.00  | 0.00  | 8.60        | AC        | 1.00 |

| BUILDING NOTES                     |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 760 SW FINLEY LITTLE LN, LAKE CITY |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W20 BAS= N20 W56 S20 E56\$ W56 S27 E76 N27\$. |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     | TOTAL OB/XF |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
|                  |          |     |                      |     |     |          |       |       |             |           |     | 18,000      |        |         |            |                |            |                             |      |         |      |     |    |        |
| 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               | 100 |     | A-1      | 0.00  | 0.00  | 1.00        | AC        |     | 1.00        | 1.00   | 1.00    | 9,500.00   | 9,500.00       | 9,500      |                             |      |         |      |     |    |        |
| 2                | 0100     | C   | SFR                  | 0   |     | A-1      | 0.00  | 0.00  | 1.00        | AC        |     | 1.00        | 1.00   | 1.00    | 9,500.00   | 9,500.00       | 9,500      |                             |      |         |      |     |    |        |
| 3                | 6200     | A   | PASTURE 3            | 0   |     | A-1      | 0.00  | 0.00  | 8.60        | AC        |     | 1.00        | 1.00   | 1.00    | 280.00     | 280.00         | 2,408      |                             |      |         |      |     |    |        |
| 4                | 9910     | M   | MKT.VAL.AG           | 0   |     |          | 0.00  | 0.00  | 8.60        | AC        |     | 1.00        | 1.00   | 1.00    | 9,500.00   | 9,500.00       | 81,700     |                             |      |         |      |     |    |        |

