COMM NW COR OF NW1/4 OF SW1/4, R
FOR POB, RUN E 497.83 FT, S 175
FT, N 175 FT TO POB.

NEAL BETTY LITTLE
961 SW LITTLE RD
LAKE CITY, FL 32024

2027

06-5S-17-09144-002

BUILDING CHARACTERISTICS

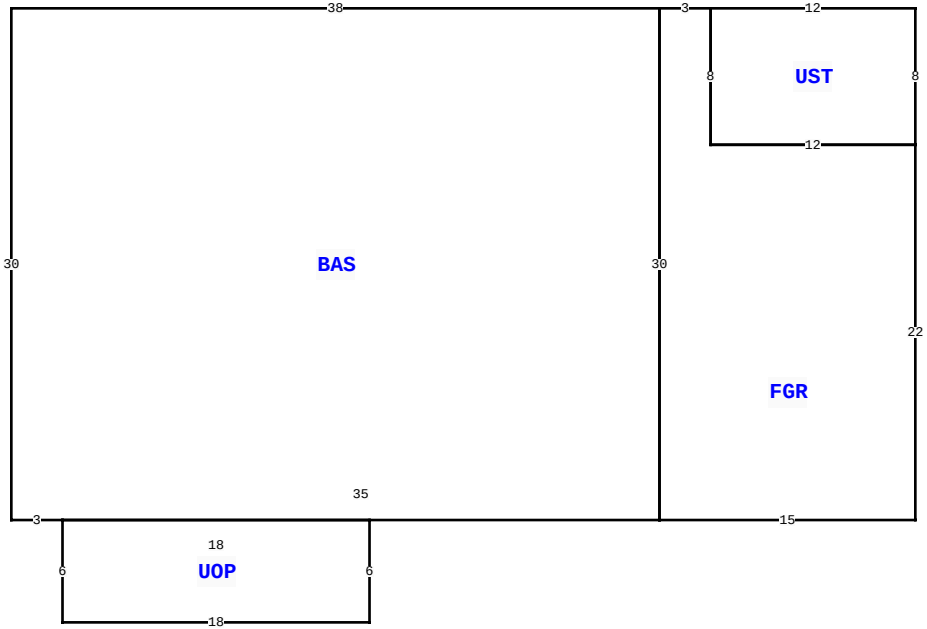
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,140	100		1,140	79,169
FGR	354	55		195	13,542
UOP	108	20		22	1,528
UST	96	45		43	2,986
TOTALS	1,698			1,400	97,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,400	97.1280	106.84	149,576	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1140 HX Base Yr



961 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0296	SHED METAL	0	100	14	24	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0294	SHED WOOD/	0	100	10	24	240.00	UT	0.60	0.60	100	0	0	3	100	144	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		97,224
TOTAL MARKET OB/XF VALUE		2,394
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		139,618
SOH/AGL Deduction		87,291
ASSESSED VALUE		52,327
TOTAL EXEMPTION VALUE	HX HB WX	32,327
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		139,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/1505	7/10/2025	LE	U	I	14	100
GRANTOR: NEAL BETTY M AKA BETT						
GRANTEE: PERREAULT MARY CHRI						
0932/1827	8/08/2001	QC	Q	I	01	100
GRANTOR: BETT L NEAL						
GRANTEE: BETTY L & CHARLES W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S30 E3 UOP= S6 E18 N6 W18$ E35 FGR= E15 N22 UST= N8 W12 S8 E12$ W12 N8 W3S30$ N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,394

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	2.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 07/27/2017 BY DF Total Acres: 2.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS