

COMM SE COR OF NE1/4 OF NE1/4, R
FOR POB, CONT N 211 FT, W 660 FT
W 660 FT, S 594 FT, E 849.08 FT,

POUSA DAVID/POUSA SHEILA DAWN
308 SW LITTLE RD
LAKE CITY, FL 32024

2026

12-5S-16-03601-001
VALUATION SUMMARY

ELEMENT		CD	CONSTRUCTION
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	50
Interior Floo	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,587	100	
FOP	452	30	
UOP	32	20	
UST	48	45	
UST	72	45	
TOTALS	2,191		

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026	138.32	246,625	1972	2000	0	0	31.25	68.75

Heated Area: 1587 HX Base Yr 2026

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		169,555
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		105,300
TOTAL MARKET VALUE		240,665
SOH/AGL Deduction		81,350
ASSESSED VALUE		159,315
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,904
TOTAL JUST VALUE		275,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055902	Remodel	12,591	06/16/2026
000054472	Electrical Servic		11/13/2025
000054425	Right-of-Way Acce		11/07/2025
000053517	Electrical Servic		07/03/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1539/778	4/30/2025	WD Q	Q	I	01	378,000
GRANTOR: BARRS MICHAEL S						
GRANTEE: POUSA DAVID						
1338/1395	6/09/2017	WD Q	Q	I	01	169,500
GRANTOR: ROBBIE & DENISE BOREN						
GRANTEE: MICHAEL S BARRS						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
1	0030 BARN, MT				05/04/2026		MLU

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	0030	BARN, MT	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	

BUILDING NOTES	
308 SW LITTLE RD, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W31 UOP= W4 S8 E4 N8 S8 UST= W4 UST= W6 S12 E6 N12 S12 E4 N12 S14 W16 S16 E12 S7 E31 FOP= E12 N45 W8 S22 W4 S23 N23 E4 N22 S.	

LAND DESCRIPTION		TOTAL OB/XF														1,000								
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	0100	C	SFR	100		A-1	0.00	0.00	8.50	AC		1.00	1.00	0.90	9,000.00	8,100.00	68,850							
2	6200	A	PASTURE 3	0					4.50	AC		1.00	1.00	1.00	280.00	280.00	1,260							
3	9910	M	MKT. VAL. AG	0					4.50	AC		1.00	1.00	0.90	9,000.00	8,100.00	36,450							