COMM 192 FT S OF NW COR OF NW1/4
25.1 FT FOR POB, CONT E 334.10 F
W 271.70 FT, N 175 FT TO POB. PA

LITTLETON DUSTIN/LITTLETON GARRETT
1151 SW UPCHURCH AVE
LAKE CITY, FL 32024

**2027**

**15-4S-16-02994-002**

## BUILDING CHARACTERISTICS

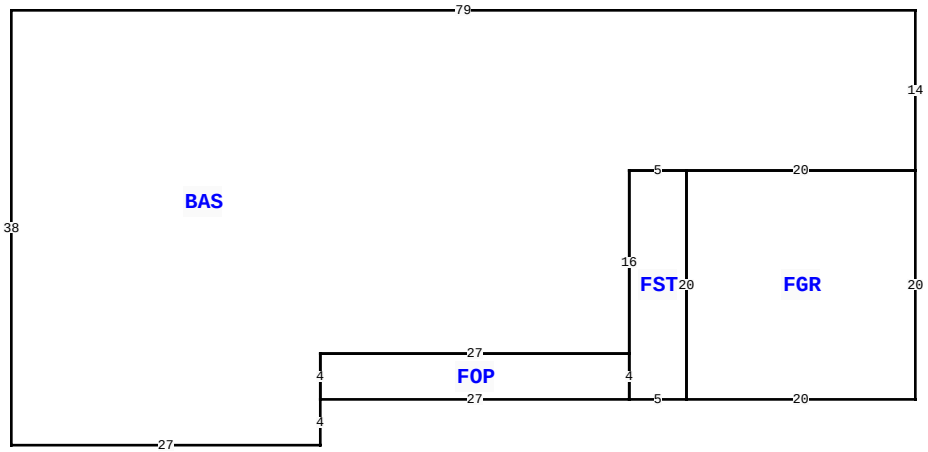
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 15416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,186 | 100 | | 2,186 | 260,803 |
| FGR | 400 | 55 | | 220 | 26,247 |
| FOP | 108 | 30 | | 32 | 3,818 |
| FST | 100 | 55 | | 55 | 6,562 |
| TOTALS | 2,794 | | | 2,493 | 297,429 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,493 | 127.5960 | 140.36 | 349,917 | 1975 | 2010 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 2186 HX Base Yr




| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

1151 SW UPCHURCH AVE, LAKE CITY

## 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 297,429 |
| TOTAL MARKET OB/XF VALUE | 2,400 |
| TOTAL LAND VALUE - MARKET | 14,605 |
| TOTAL MARKET VALUE | 314,434 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 314,434 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 314,434 |
| TOTAL JUST VALUE | 314,434 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 319,839 |

LAND:1:1: LOT HOLDS WATER

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1496/225 | 7/26/2023 | WD | Q | I | 01 | 379,900 |
| GRANTOR: MAITILASSO KAREN | | | | | | |
| GRANTEE: LITTLETON DUSTIN | | | | | | |
| 1458/1965 | 2/03/2022 | WD | Q | I | 01 | 200,000 |
| GRANTOR: TOWNSEND WILLIE SAMUE | | | | | | |
| GRANTEE: MAITILASSO KAREN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W79 S38 E27 N4 FOP= E27N4 W27 S4$ N4 E27 FST= S4 E5 N20 W5 S16$ N16 E5 FGR= S20 E20 N20 W20$ E20 N14$.

## LAND DESCRIPTION

TOTAL OB/XF 2,400

| 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 | 0 | | 00 | 0.00 | 0.00 | 1.27 | AC | | 1.00 | 1.00 | 1.00 | 11,500.00 | 11,500.00 | 14,605 | | | | | | | |

REVIEW DATE 08/26/2024 BY KS Total Acres: 1.27 Total Land Value: 14,605 Market: 0 Agricultural: 0 Common: 14,605 PRINTED 11/17/2026 BY SYS