

BEG NW COR OF SW1/4 OF NW1/4, RU  
25 FT, S 300.19 FT, E 2516.82 FT  
2539.18 FT TO POB.

LITTLE BRYAN WILLIAM/LITTLE YVETTE ESCALANTE  
637 NW RODEO CT  
LAKE CITY, FL 32055

**2026**

29-3S-16-02383-101

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	01
NEIGHBORHOOD/LOC	29316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,850	100	2026
FGR	519	55	2026
FOP	60	30	2026
FOP	390	30	2026
FST	33	55	2026
TOTALS	3,852		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026		423,823	2025	2025	0	0	0.00	100.00
Heated Area: 2850 HX Base Yr 2026											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		423,823	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		81,170	
TOTAL MARKET VALUE		504,993	
SOH/AGL Deduction		0	
ASSESSED VALUE		504,993	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		453,582	
TOTAL JUST VALUE		504,993	
NCON VALUE		423,823	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		81,170	

LAND: 2:1: JOINS 30-3S-16-02398-101  
SALE: 1:1: 40.01 AC TOTAL SALE (INCLUDED 02398-101)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051887	New Residential C	450,000	12/19/2024
12847	M H	125	08/04/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/603	7/05/2023	TR	U	V	11	100

GRANTOR: HENEGAN CAROLYN AS TR  
GRANTEE: LITTLE BRYAN WILLIA  
1251/1436 3/20/2013 WD U V 11 100  
GRANTOR: CAROLYN HENEGAN  
GRANTEE: CAROLYN HENEGAN AS

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

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
1	0100	C	SFR	100		A-1	0.00	0.00	11.00	AC	1.00
2	9540	C	LAKE BOTTOM	100		A-1	0.00	0.00	23.83	AC	1.00

BUILDING NOTES											
BAS=[YR=2026;ORIG=80,10] W16 S22 W39 N22 W23 S32 E23 S20 E11 S2 E10 N2 E11 S4 E23 N56 \$											
FOP=[YR=2026;ORIG=25,22] E39 S10 W39 N10 \$											
FOP=[YR=2026;ORIG=36,64] E10 S6 W10 N6 \$											
FGR=[YR=2026;ORIG=25,42] W6 S3 W11 N3 W6 S24 E23 N24 \$											
FST=[YR=2026;ORIG=8,42] E11 S3 W11 N3 \$											

BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=80,10] W16 S22 W39 N22 W23 S32 E23 S20 E11 S2 E10 N2 E11 S4 E23 N56 \$											
FOP=[YR=2026;ORIG=25,22] E39 S10 W39 N10 \$											
FOP=[YR=2026;ORIG=36,64] E10 S6 W10 N6 \$											
FGR=[YR=2026;ORIG=25,42] W6 S3 W11 N3 W6 S24 E23 N24 \$											
FST=[YR=2026;ORIG=8,42] E11 S3 W11 N3 \$											

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	% 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	11.00	AC	1.00	1.00	1.00	7,000.00	7,000.00	77,000							
2	9540	C	LAKE BOTTOM	100		A-1	0.00	0.00	23.83	AC	1.00	1.00	1.00	175.00	175.00	4,170							