

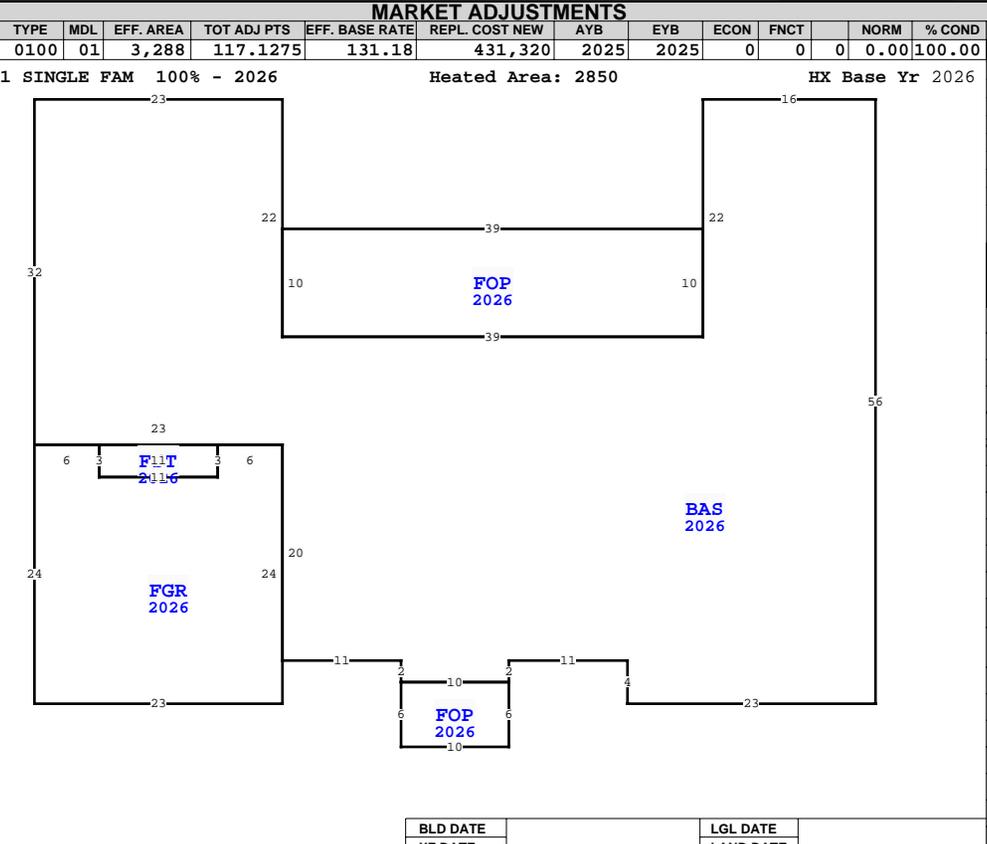
BEG NW COR OF SW1/4 OF NW1/4, RU
25 FT, S 300.19 FT, E 2516.82 FT
2539.18 FT TO POB.

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

2026

29-3S-16-02383-101

ELEMENT		CD	CONSTRUCTION		
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			3	100	
Bathrooms			4	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,850	100	2026	2,850	373,863
FGR	519	55	2026	285	37,386
FOP	60	30	2026	18	2,361
FOP	390	30	2026	117	15,348
FST	33	55	2026	18	2,361
TOTALS	3,852			3,288	431,320



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VALUATION BY		VALUATION SUMMARY	
Tax Group: 3		Tax Dist:	STANDARD
BUILDING MARKET VALUE	431,320		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	81,170		
TOTAL MARKET VALUE	512,490		
SOH/AGL Deduction	0		
ASSESSED VALUE	512,490		
TOTAL EXEMPTION VALUE	51,411	HX HB	
BASE TAXABLE VALUE	461,079		
TOTAL JUST VALUE	512,490		
NCON VALUE	431,320		
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	V I	RSN CD	SALE PRICE
1494/603	7/05/2023	TR	U	V	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

637 NW RODEO CT, LAKE CITY

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

BUILDING NOTES

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

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	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							