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

2027

29-3S-16-02383-101

BUILDING CHARACTERISTICS

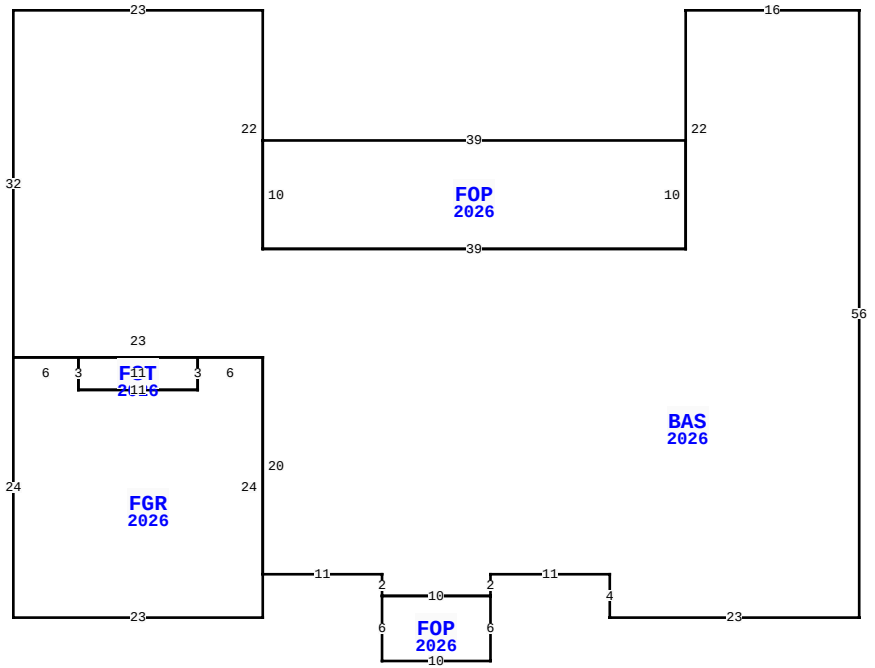
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,850	100	2026	2,850	360,810
FGR	519	55	2026	285	36,081
FOP	60	30	2026	18	2,279
FOP	390	30	2026	117	14,812
FST	33	55	2026	18	2,279
TOTALS	3,852			3,288	416,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,288	115.0905	126.60	416,261	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2850 HX Base Yr 2026



637 NW RODEO CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		416,261
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		81,170
TOTAL MARKET VALUE		497,431
SOH/AGL Deduction		0
ASSESSED VALUE		497,431
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		446,020
TOTAL JUST VALUE		497,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		504,993

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						

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 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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							

REVIEW DATE 02/27/2026 BY robin Total Acres: 34.83 Total Land Value: 81,170 Market: 0 Agricultural: 0 Common: 81,170 PRINTED 11/16/2026 BY SYS