W1/2 OF SW1/4 OF SE1/4.

802-2013, WD 1237-2744, WD 1530-

LITTLE DONALD E JR/LITTLE TAWNYA
1859 LITTLE RD
LAKE CITY, FL 32024

2026

32-4S-18-10525-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

703 SE KERCE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	71,085
TOTAL MARKET VALUE	9,038
SOH/AGL Deduction	0
ASSESSED VALUE	9,038
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,038
TOTAL JUST VALUE	71,085
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1534/1312	2/28/2025	WD	Q	V	01	70,000
GRANTOR: WARD GARRY JR						
GRANTEE: LITTLE DONALD E JR						
1530/2087	11/21/2024	WD	Q	V	01	50,000
GRANTOR: TURNBULL ANITA						
GRANTEE: WARD GARRY JR						

BUILDING NOTES

BUILDING DIMENSIONS

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	5500	A	TIMBER 2	0			0.00	0.00	20.31	AC		1.00	1.00	1.00	445.00	445.00	9,038							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	20.31	AC		1.00	1.00	1.00	3,500.00	3,500.00	71,085							

REVIEW DATE 05/12/2025 BY TP Total Acres: 20.31 Total Land Value: 9,038 Market: 71,085 Agricultural: 9,038 Common: 0 PRINTED 03/24/2026 BY SYS