

COLUMBIA COUNTY

Property Appraiser

Parcel 01-5S-16-03390-021

Owners

BREWSTER JAMES A
1580 SW LITTLE RD
LAKE CITY, FL 32024

Parcel Summary

Location	1580 SW LITTLE RD
Use Code	0100: SINGLE FAMILY
Tax District	3: COUNTY
Acreage	.9000
Section	01
Township	5S
Range	16
Subdivision	DIST 3
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

COMM AT SE COR OF NW1/4, RUN N 240 FT, W 10.09 FT FOR POB, CONT W 231.15 FT, N 166.81 FT, E 232.93 FT, S 166.82 FT TO POB.

1064-1600, WD 1160-1484,1486, QC 1449-310,
WD 1520-1900

Working Values

	2025
Total Building	\$270,316
Total Extra Features	\$8,718
Total Market Land	\$19,800
Total Ag Land	\$0



	2025
Total Market	\$298,834
Total Assessed	\$298,834
Total Exempt	\$50,722
Total Taxable	\$248,112
SOH Diff	\$0

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$255,463	\$236,284	\$216,039	\$202,698	\$170,512	\$158,938
Total Extra Features	\$8,718	\$8,718	\$8,718	\$8,718	\$8,718	\$5,118
Total Market Land	\$19,800	\$19,800	\$19,800	\$18,990	\$18,975	\$18,975
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$283,981	\$264,802	\$244,557	\$230,406	\$198,205	\$183,031
Total Assessed	\$200,771	\$194,923	\$189,246	\$183,734	\$181,197	\$173,604
Total Exempt	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$150,771	\$144,923	\$139,246	\$133,734	\$131,197	\$123,604
SOH Diff	\$83,210	\$69,879	\$55,311	\$46,672	\$17,008	\$9,427

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1520/1900	2024-08-05	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$410,000	Grantor: NICKELSON MICHAEL J Grantee: BREWSTER JAMES A
<u>QC</u> 1449/310	2021-09-24	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$100	Grantor: NICKELSON DAISY Grantee: NICKELSON MICHAEL
<u>WD</u> 1160/1486	2008-10-14	<u>Q</u>	<u>01</u>	WARRANTY DEED	Vacant	\$100	Grantor: MARK NICKELSON Grantee: MICHAEL & DAISY NICKELSON
<u>WD</u> 1160/1484	2008-10-14	<u>Q</u>		WARRANTY DEED	Vacant	\$36,000	Grantor: CARRENDER Grantee: MARK NICKELSON
<u>WD</u> 1064/1600	2005-11-09	<u>Q</u>	<u>06</u>	WARRANTY DEED	Vacant	\$27,500	Grantor: STEWART Grantee: CARRENDER

Buildings

Building # 1, Section # 1, 168617, SFR

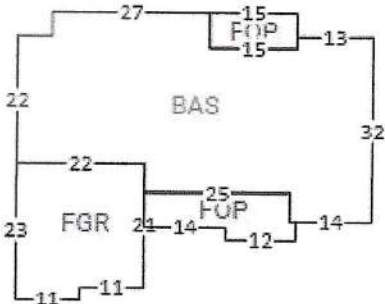
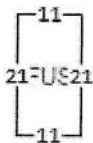
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	1916	\$297,050	2009	2015	0.00%	9.00%	91.00%	\$270,316

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	32	HARDIE BRD
EW	Exterior Wall	21	STONE
RS	Roof Structure	08	IRREGULAR
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	15	HARDTILE
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	02	WOOD FRAME
STR	Stories	1.	1.
AR	Architectual Type	05	CONV

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,685	100%	1,685
FGR	484	55%	266
FOP	90	30%	27
FOP	175	30%	52
FUS	231	100%	231



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0166	CONC,PAVMT			2047.00	\$2.50	2009	100%	\$5,118
0169	FENCE/WOOD			1.00	\$0.00	2019	100%	\$800
0169	FENCE/WOOD			1.00	\$0.00	2019	100%	\$800
0296	SHED METAL			1.00	\$0.00	2019	100%	\$2,000

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	A-1	.00	.00	0.90	\$22,000.00/AC	0.90	1.00	\$19,800

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Jan 21, 2009	27474	SFR	COMPLETED	SFR

TRIM Notices

2024

2023

2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of March 31, 2025.