BEG NE COR OF NE1/4 OF SW1/4,
RUN S 44 FT TO W R/W LITTLE RD
E ALONG S R/W 60 FT, SW 160.56

MANCHESTER LAWRENCE E
1524 SW LITTLE RD
LAKE CITY, FL 32024

2021

01-5S-16-03388-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

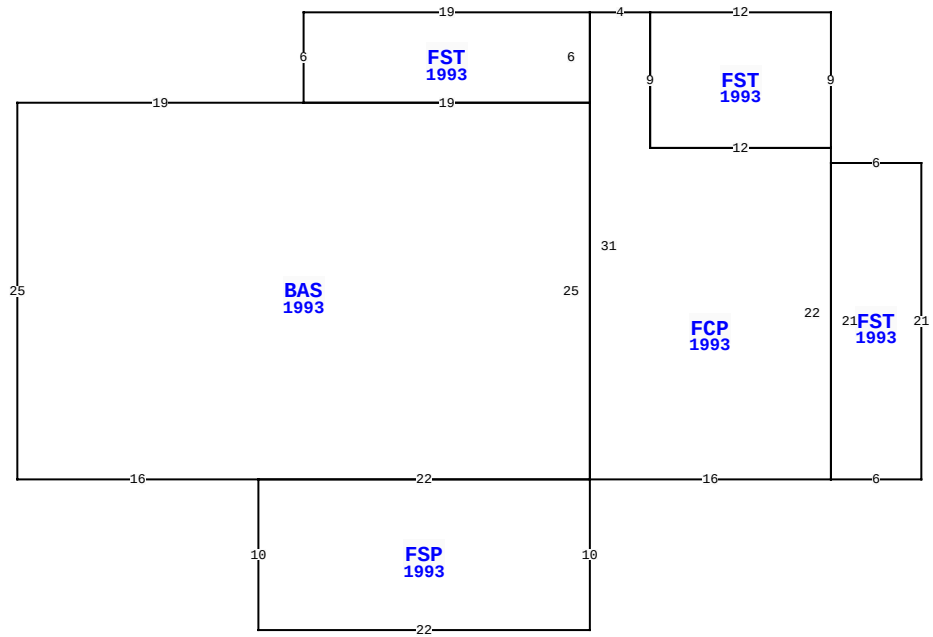
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD	1516.00	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	950	100	950	65,450
FCP	388	25	97	6,683
FSP	220	40	88	6,062
FST	108	55	59	4,065
FST	114	55	63	4,340
FST	126	55	69	4,753
TOTALS	1,906		1,326	91,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,326	143.1612	100.21	132,878	1960	1995	0	0	0	31.25	68.75

1 SINGLE FAM – 100% - 2006 HX Base Yr 2006



1524 SW LITTLE RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		91,354
TOTAL MARKET OB/XF VALUE		17,418
TOTAL LAND VALUE - MARKET		14,400
TOTAL MARKET VALUE		123,172
SOB/AGL Deduction		13,906
ASSESSED VALUE		109,266
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		9,266
TOTAL JUST VALUE		123,172
INCOME VALUE		
PREVIOUS YEAR VALUE		0

SALE:1:1: .80 ACRES & IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1057/2007	9/06/2005	WD	Q	I		145,000
GRANTOR: JAMIE NICHOLS						
GRANTEE: LAWRENCE MANCHESTER						
0757/0618	3/03/1992	WD	Q	I		45,200
GRANTOR: PETER GEIBEIG						
GRANTEE: JAMIE NICHOLS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 S25 E16 FSP=[YR=1993] S10 E22 N10 W22$ E22 FCP=[YR=1993] E16 FST=[YR=1993] E6 N21 W6 S21$ N22 FST=[YR=1993] N9 W12 S9 E12$ W12 N9 W4 S31$ N25 FST=[YR=1993] N6 W19 S6 E19$ W19$.

EXTRA FEATURES

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
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	9,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,000	
7	0258	PATIO	0	100	0	0	230.00	UT	2.25	2.25	100	2009	2009	3	100	518	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
9	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
11	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 17,418

L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	18,000.00	14,400.00	14,400							

REVIEW DATE 09/03/2019 BY KR TOTAL LAND: 0.80 Market: 0 Agricultural: 0 Common: 14400 PRINTED 06/03/2021