N DIV: S1/2 BLOCK 70.

ORB 584-235, 661-90-97,

RIGSBY JAMES W
781 SE CHURCH AVE (OFFICE)
LAKE CITY, FL 32025

2026

00-00-00-11982-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

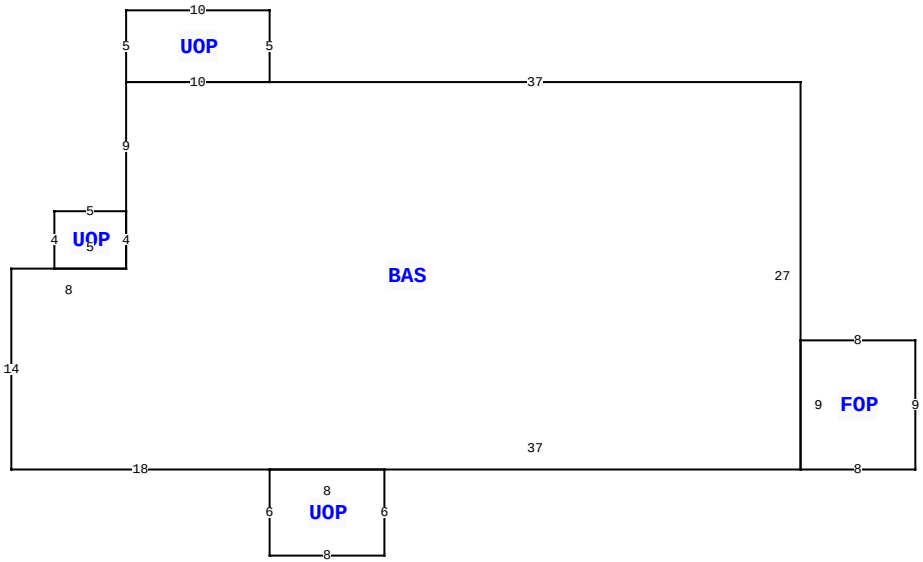
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,381	100		1,381	39,491
FOP	72	30		22	629
UOP	20	20		4	114
UOP	48	20		10	286
UOP	50	20		10	286
TOTALS	1,571			1,427	40,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,427	84.1050	71.49	102,016	1950	1950	10	0	0	50.00	40.00

1 DUPLEX 0% - 0 Heated Area: 1381 HX Base Yr



394 NW COLUMBIA AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	223,735
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	38,588
TOTAL MARKET VALUE	262,323
SOH/AGL Deduction	0
ASSESSED VALUE	262,323
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,323
TOTAL JUST VALUE	262,323
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,323

BLDG:2:1: DOR 1994

BLDG:1:1: ZONED COMMERCIAL. DOR 1994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0614		10,500	07/14/2025
3405	REMODEL	0	10/13/2005
3405	REMODEL	0	10/13/2005
2558	REMODEL	50	01/13/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0956/2441	5/01/2002	WD	Q	I		150,000
GRANTOR: HADWIN						
GRANTEE: JAMES RIGSBY						
0780/0824	9/07/1993	WD	Q	I		100,400
GRANTOR: DANIEL CRAPPS						
GRANTEE: HADWIN-RHEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 UOP= N5 W10 S5 E10$W10 S9 UOP= W5 S4 E5 N4 $ S4 W8 S14 E18 UOP= S6 E8 N6 W8$ E37 FOP= E8 N9 W8 S9 $ N27$.

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	0800	C	MULTI-FAM	0		*C-CBD	210.00	105.00	22,050.00	SF		1.00	1.00	1.00	1.75	1.75	38,588							

REVIEW DATE 04/13/2016 BY ME Total Acres: 0.51 Total Land Value: 38,588 Market: 0 Agricultural: 0 Common: 38,588 PRINTED 11/17/2025 BY SYS

N DIV: S1/2 BLOCK 70.

ORB 584-235, 661-90-97,

RIGSBY JAMES W
781 SE CHURCH AVE (OFFICE)
LAKE CITY, FL 32025

2026

00-00-00-11982-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

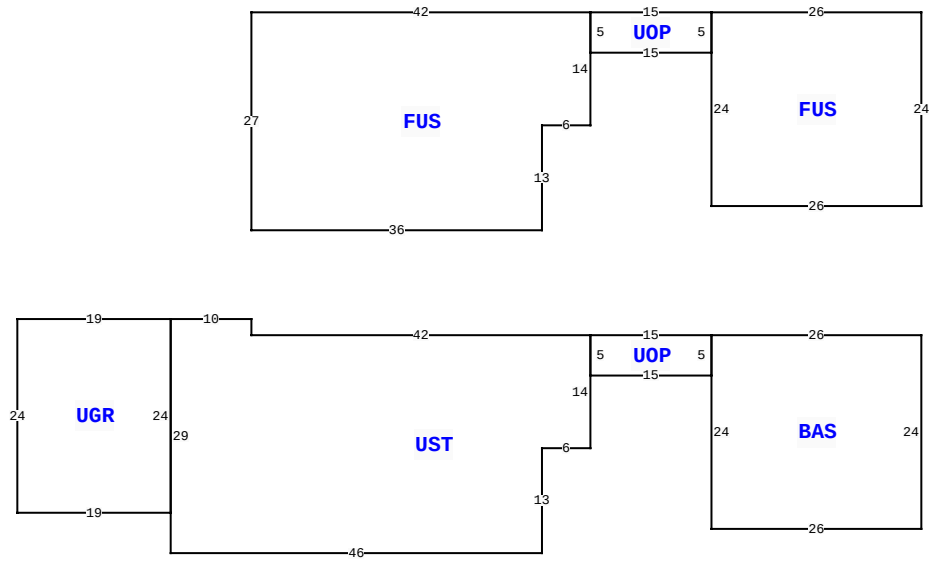
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Units		4 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100		624	18,468
FUS	624	100		624	18,468
FUS	1,056	100		1,056	31,253
UGR	456	45		205	6,067
UOP	75	20		15	444
UOP	75	20		15	444
UST	1,346	45		606	17,935
TOTALS	4,256			3,145	93,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	3,145	87.0480	73.99	232,699	1963	1963	10	0	0	50.00	40.00

2 TRI/QUAD 0% - 0 Heated Area: 2304 HX Base Yr



394 NW COLUMBIA AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	223,735
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	38,588
TOTAL MARKET VALUE	262,323
SOH/AGL Deduction	0
ASSESSED VALUE	262,323
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,323
TOTAL JUST VALUE	262,323
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0956/2441	5/01/2002	WD	Q	I		150,000
GRANTOR: HADWIN						
GRANTEE: JAMES RIGSBY						
0780/0824	9/07/1993	WD	Q	I		100,400
GRANTOR: DANIEL CRAPPS						
GRANTEE: HADWIN-RHEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N24 W26 UOP= W15 UST= W42 N2W10 UGR= W19 S24 E19 N24$ S29 E46 N13 E6 N14$ S5 E15 N5$ S24E26$ PTR= N40 FUS= N24 W26 UOP= W15 FUS= W42 S27 E36 N13 E6 N14$ S5 E15 N5$S24 E26$ S40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	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

REVIEW DATE 04/13/2016 BY ME Total Acres: 0.51 Total Land Value: 38,588 Market: 0 Agricultural: 0 Common: 38,588 PRINTED 11/17/2025 BY SYS

N DIV: S1/2 BLOCK 70.

ORB 584-235, 661-90-97,

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LAKE CITY, FL 32025

2026

00-00-00-11982-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

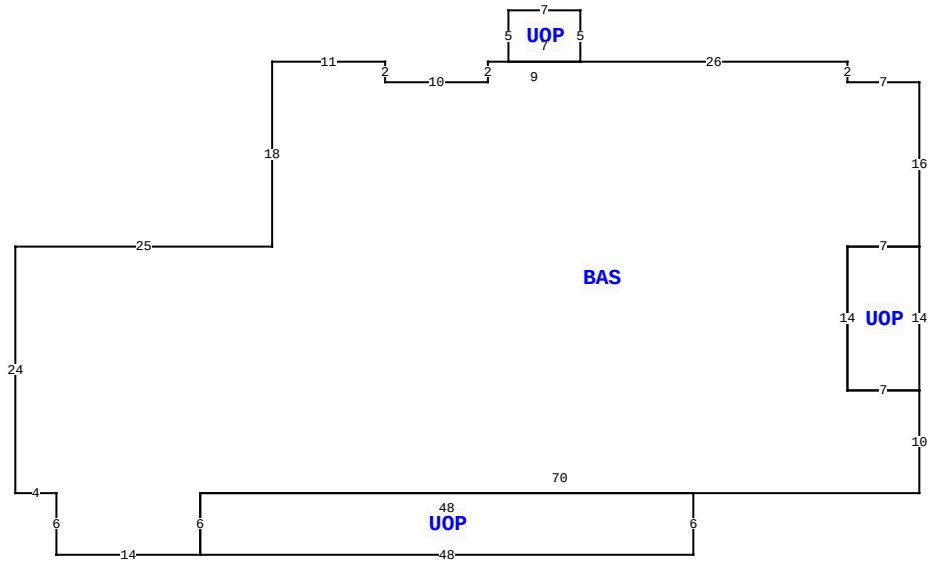
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,198	100		3,198	87,523
UOP	35	20		7	192
UOP	98	20		20	547
UOP	288	20		58	1,587
TOTALS	3,619			3,283	89,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	3,283	80.4960	68.42	224,623	1900	1950	10	0	0	50.00	40.00

3 TRI/QUAD 0% - 0 Heated Area: 3198 HX Base Yr



394 NW COLUMBIA AVE, LAKE CITY

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XF DATE		LAND DATE	
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ASSESSED VALUE	262,323
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,323
TOTAL JUST VALUE	262,323
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: HADWIN						
GRANTEE: JAMES RIGSBY						
0780/0824	9/07/1993	WD	Q	I		100,400
GRANTOR: DANIEL CRAPPS						
GRANTEE: HADWIN-RHEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 N2 W26 UOP= N5 W7 S5 E7$ W9 S2 W10 N2 W11 S18 W25 S24 E4 S6 E14 UOP= E48 N6 W48 S6$ N6 E70 N10 UOP= N14 W7 S14 E7$ W7 N14 E7 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	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

REVIEW DATE 04/13/2016 BY ME Total Acres: 0.51 Total Land Value: 38,588 Market: 0 Agricultural: 0 Common: 38,588 PRINTED 11/17/2025 BY SYS