

W DIV: LOTS 19 & 20 BLOCK 2 MCFA
COMM SE COR OF BLK 2 MCFARLANE P
134.20 FT, W 150.16 FT, W 49.74

BLOW RYDERWOOD LLC
495 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2026

00-00-00-12509-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
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	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	120	100
BAS	1,056	100
FEP	120	80
FSP	96	40
TOTALS	1,392	1,310

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,310	82.8000	92.74	121,489	1940	1950	0	0	35.00	65.00

1 SINGLE FAM 0% - 0

Heated Area: 1176

HX Base Yr

12

10

FEP

12

10

BAS

12

44

BAS

22

8

FSP

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022
			MLU

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
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0 3
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993 3
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011 3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0100	C	SFR	0		*RO	90.00	125.00	15,594.00	SF		1.00	1.00

REVIEW DATE 05/23/2023 BY TW Total Acres: 0.36 Total Land Value: 14,814 Market: 0 Agricultural: 0 Common: 14,814 PRINTED 11/18/2025 BY SYS

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 1		Tax Dist:		
BUILDING MARKET VALUE		78,968		
TOTAL MARKET OB/XF VALUE		950		
TOTAL LAND VALUE - MARKET		14,814		
TOTAL MARKET VALUE		94,732		
SOH/AGL Deduction		0		
ASSESSED VALUE		94,732		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		94,732		
TOTAL JUST VALUE		94,732		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		94,732		