S DIV: LOT 10 BLOCK A OLIVIA ADD
428-792, 682-28, 754-279, 866-17

RICHARDSON ALICIA LEIGH
528 SE WALDRON TER
LAKE CITY, FL 32025

2026

00-00-00-13506-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

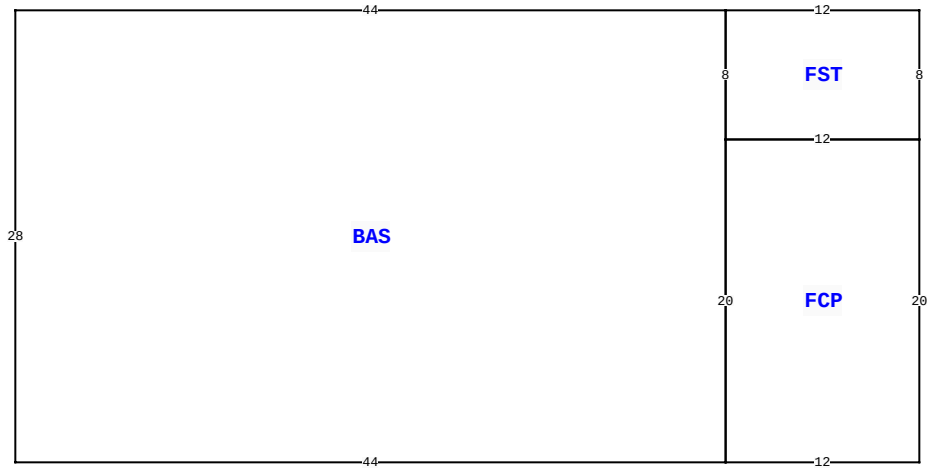
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	137,639
FCP	240	25		60	6,703
FST	96	55		53	5,921
TOTALS	1,568			1,345	150,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,345	114.0000	127.68	171,730	1966	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2022 Heated Area: 1232 HX Base Yr 2022



528 SE WALDRON TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		150,264
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		9,576
TOTAL MARKET VALUE		160,740
SOH/AGL Deduction		16,596
ASSESSED VALUE		144,144
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,422
TOTAL JUST VALUE		160,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1417/1986	8/19/2020	WD	Q	I	01	129,000
GRANTOR: JOSEPH C DRUMMOND						
GRANTEE: ALICIA LEIGH RICHAR						
1396/1076	10/14/2019	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: JOSEPH C DRUMMOND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S28 E44 FCP= E12 N20 W12 S20$ N20 FST= E12 N8 W12 S8$ N8$.

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
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 900

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	0100	C	SFR	100		*RSF	-3 0.00	0.00	11,200.00	SF		1.00	1.00	0.90	0.95	0.86	9,576							

REVIEW DATE 12/07/2016 BY RP Total Acres: 0.26 Total Land Value: 9,576 Market: 0 Agricultural: 0 Common: 9,576 PRINTED 10/06/2025 BY SYS