

S DIV: LOTS 10, 11 & 12 MELTON A
748-1669, WD 1311-898, WD 1407-1

BLOW RYDERWOOD, LLC
PO BOX 1213
LAKE CITY, FL 32056

2026

00-00-00-13973-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 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

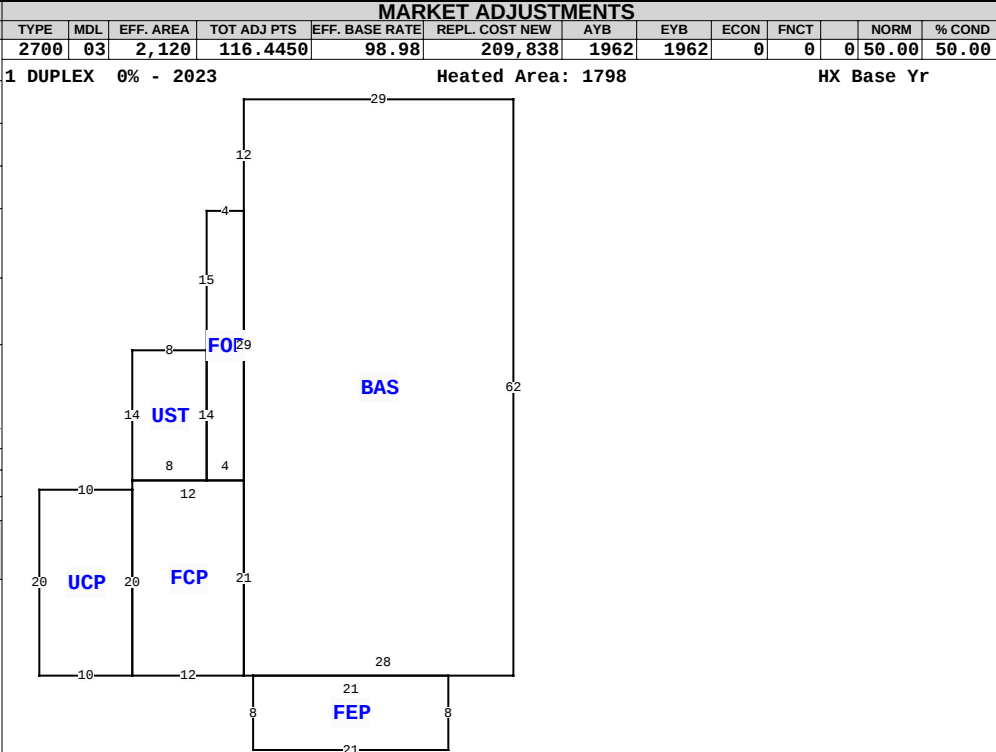
Quality	05 05
DOR CODE	0800
MAP NUM	MULTI-FAM <10
NEIGHBORHOOD/LOC	870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,798	100		1,798	88,983
FCP	252	25		63	3,118
FEP	168	80		134	6,632
FOP	116	30		35	1,732
UCP	200	20		40	1,980
UST	112	45		50	2,475

TOTALS	2,646			2,120	104,919
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
2	0070	CARPORT UF	0	0	10	30	300.00	UT	1.50
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
5	0258	PATIO	0	0	0	0	1.00	UT	0.00
6	0030	BARN, MT	0	0	12	20	240.00	UT	9.00
7	0166	CONC, PAVMT	0	0	0	0	339.00	UT	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0800	C	MULTI-FAM	0		*RSF	3	0.00	0.00



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

TOTAL OB/XF									
6,088									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 2			1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		144,385	
TOTAL MARKET OB/XF VALUE		6,088	
TOTAL LAND VALUE - MARKET		19,050	
TOTAL MARKET VALUE		169,523	
SOH/AGL Deduction		0	
ASSESSED VALUE		169,523	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		169,523	
TOTAL JUST VALUE		169,523	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		169,523	

SALE:2:1: LOTS 10, 11 & 12 MELTON ANNEX
SALE:1:1: LOTS 10, 11 & 12 MELTON ANNEX

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1467/413	5/13/2022	WD	U	I	11	100	
GRANTOR: SAMPSON CHRISTOPHER T							
GRANTEE: BLOW RYDERWOOD, LLC							
1407/1519	3/06/2020	WD	U	I	37	140,000	
GRANTOR: LOWELL E & GERALDINE							
GRANTEE: CHRISTOPHER TODD &							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W29 S12 FOP= W4 S15 UST= W8 S14 E8 N14\$ S14 E4 N29\$ S29 FCP= W12 S1 UCP= W10 S20 E10 N20\$ S20 E12 N21\$ S21 E1 FEP= S8 E21 N8 W21\$ E28 N62\$.									

