S DIV: LOTS 1 THRU 6 BLOCK 1
& LOTS 1 THRU 11 BLOCK 4 LAKE
FORREST PARK S/D & ALSO THE

RIGSBY RENTALS, INC.
781 SE CHURCH AVE
LAKE CITY, FL 32025

2026

00-00-00-14220-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

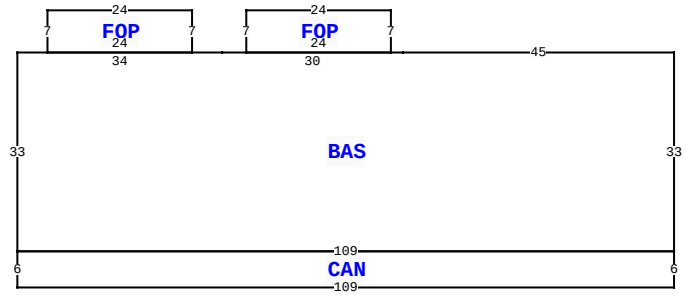
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Units		10 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

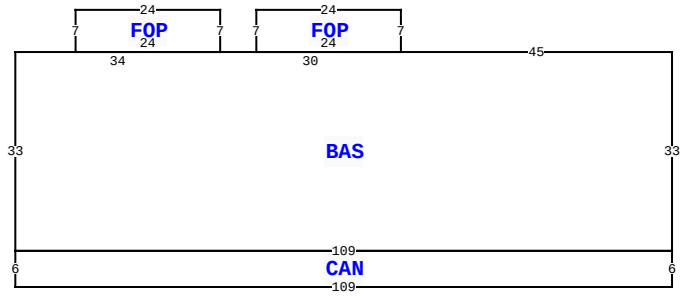
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,597	100		3,597	99,887
BAS	3,597	100		3,597	99,887
CAN	654	30		196	5,443
CAN	654	30		196	5,443
FOP	168	30		50	1,389
FOP	168	30		50	1,389
FOP	168	30		50	1,389
FOP	168	30		50	1,389
TOTALS	9,174			7,786	216,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2200	03	7,786	99.5355	61.71	480,474	1968	1968	0	0	5	50.00	45.00

1 M/FAM LOW 0% - 0 Heated Area: 7194 HX Base Yr





438 SE ALLEN PL, 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	851,799
TOTAL MARKET OB/XF VALUE	6,231
TOTAL LAND VALUE - MARKET	90,090
TOTAL MARKET VALUE	948,120
SOH/AGL Deduction	0
ASSESSED VALUE	948,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	948,120
TOTAL JUST VALUE	948,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	948,120

LAND:1:2: ADJ;4 ADJ FOR MULTI FAM

LAND:1:1: ADJ-3 ADJ FOR SIZE 3 ACRES.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4004	DEMOLISH	25	10/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1046/0837	5/13/2005	WD	Q	I	01	659,700
GRANTOR: JAMES W RIGSBY						
GRANTEE: RIGSBY RENTALS INC						
0961/0808	8/29/2002	WD	Q	I		703,600
GRANTOR: VILLA DEMODE LTD						
GRANTEE: JAMES W RIGSBY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N33 W45 W30 W34 S33 E109 $
BAS=[ORIG=1,-62] N33 W45 W30 W34 S33 E109 $
CAN=[ORIG=-109,0] S6 E109 N6 W109 $
CAN=[ORIG=-108,-62] S6 E109 N6 W109 $
FOP=[ORIG=-45,-33] N7 W24 S7 E24 $
FOP=[ORIG=-75,-33] N7 W24 S7 E24 $
FOP=[ORIG=-46,-95] N7 W24 S7 E24 $
FOP=[ORIG=-79,-95] N7 W24 S7 E24 $
.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1968	1968	3	100	3,231	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,400	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 6,231

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		RMF-1	0.00	0.00	138,600.00	SF		1.00	1.00	0.65	1.00	0.65	90,090							

REVIEW DATE 12/01/2021 BY ME Total Acres: 3.18 Total Land Value: 90,090 Market: 0 Agricultural: 0 Common: 90,090 PRINTED 11/18/2025 BY SYS

S DIV: LOTS 1 THRU 6 BLOCK 1
& LOTS 1 THRU 11 BLOCK 4 LAKE
FORREST PARK S/D & ALSO THE

RIGSBY RENTALS, INC.
781 SE CHURCH AVE
LAKE CITY, FL 32025

2026

00-00-00-14220-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

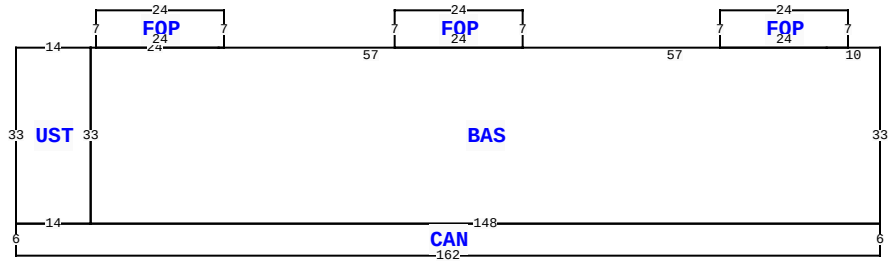
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Units		8 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

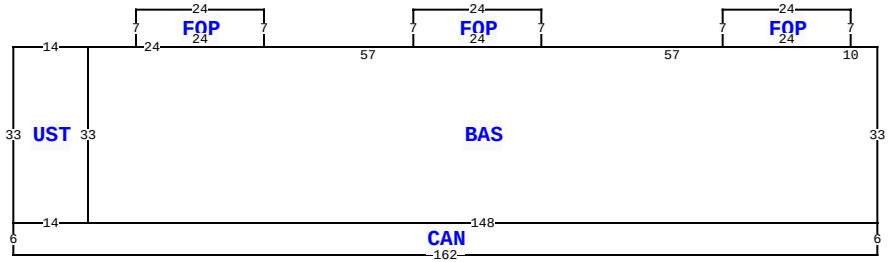
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,884	100		4,884	134,154
BAS	4,884	100		4,884	134,154
CAN	972	30		292	8,021
CAN	972	30		292	8,021
FOP	168	30		50	1,373
FOP	168	30		50	1,373
FOP	168	30		50	1,373
FOP	168	30		50	1,373
FOP	168	30		50	1,373
FOP	168	30		50	1,373
TOTALS	13,644			11,068	304,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2200	03	11,068	98.4555	61.04	675,591	1968	1968	0	0	5	50.00	45.00

2 M/FAM LOW 0% - 0 Heated Area: 9768 HX Base Yr





** This building has 12 Sub-Areas

438 SE ALLEN PL, 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	851,799
TOTAL MARKET OB/XF VALUE	6,231
TOTAL LAND VALUE - MARKET	90,090
TOTAL MARKET VALUE	948,120
SOH/AGL Deduction	0
ASSESSED VALUE	948,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	948,120
TOTAL JUST VALUE	948,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	948,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1046/0837	5/13/2005	WD	Q	I	01	659,700
GRANTOR: JAMES W RIGSBY						
GRANTEE: RIGSBY RENTALS INC						
0961/0808	8/29/2002	WD	Q	I		703,600
GRANTOR: VILLA DEMODE LTD						
GRANTEE: JAMES W RIGSBY						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[ORIG=-2,-33] N33 W10 W57 W57 W24 S33 E148 $
BAS=[ORIG=-4,43] N33 W10 W57 W57 W24 S33 E148 $
CAN=[ORIG=-150,-33] W14 S6 E162 N6 W148 $
CAN=[ORIG=-152,43] W14 S6 E162 N6 W148 $
UST=[ORIG=-150,-66] W14 S33 E14 N33 $
UST=[ORIG=-152,10] W14 S33 E14 N33 $
FOP=[ORIG=-8,-66] N7 W24 S7 E24 $
FOP=[ORIG=-69,-66] N7 W24 S7 E24 $
FOP=[ORIG=-125,-66] N7 W24 S7 E24 $
FOP=[ORIG=-9,10] N7 W24 S7 E24 $
FOP=[ORIG=-67,10] N7 W24 S7 E24 $
FOP=[ORIG=-119,10] N7 W24 S7 E24 $

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

REVIEW DATE 12/01/2021 BY ME Total Acres: 3.18 Total Land Value: 90,090 Market: 0 Agricultural: 0 Common: 90,090 PRINTED 11/18/2025 BY SYS

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& LOTS 1 THRU 11 BLOCK 4 LAKE
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2026

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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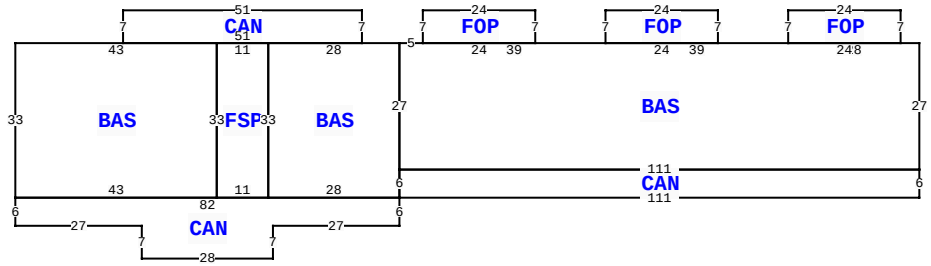
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Units		17 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100		1,848	50,254
BAS	2,838	100		2,838	77,175
BAS	5,994	100		5,994	162,998
CAN	357	30		107	2,910
CAN	1,332	30		400	10,877
CAN	1,376	30		413	11,231
FOP	336	30		101	2,746
FOP	336	30		101	2,746
FOP	336	30		101	2,746
FSP	726	40		290	7,886
TOTALS	15,479			12,193	331,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2200	03	12,193	97.4610	60.43	736,823	1968	1968	0	0	5	50.00	45.00

3 M/FAM LOW 0% - 0 Heated Area: 10680 HX Base Yr



438 SE ALLEN PL, 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	851,799
TOTAL MARKET OB/XF VALUE	6,231
TOTAL LAND VALUE - MARKET	90,090
TOTAL MARKET VALUE	948,120
SOH/AGL Deduction	0
ASSESSED VALUE	948,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	948,120
TOTAL JUST VALUE	948,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	948,120

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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GRANTEE: RIGSBY RENTALS INC						
0961/0808	8/29/2002	WD	Q	I		703,600
GRANTOR: VILLA DEMODE LTD						
GRANTEE: JAMES W RIGSBY						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[MULTIPLIER=2;ORIG=0,0] N27 W28 W39 W39 W5 S27 E111 $
BAS=[MULTIPLIER=2;ORIG=-150,6] N33 W43 S33 E43 $
BAS=[MULTIPLIER=2;ORIG=-111,0] N27 W28 S33 E28 N6 $
CAN=[MULTIPLIER=2;ORIG=-111,6] S6 W27 S7 W28 N7 W27 N6 E82 $
CAN=[MULTIPLIER=2;ORIG=-111,0] E111 S6 W111 N6 $
FSP=[MULTIPLIER=2;ORIG=-139,6] N33 W11 S33 E11 $
CAN=[ORIG=-170,-34] S7 E51 N7 W51 $
FOP=[MULTIPLIER=2;ORIG=-28,-27] N7 E24 S7 W24 $
FOP=[MULTIPLIER=2;ORIG=-67,-27] N7 E24 S7 W24 $
FOP=[MULTIPLIER=2;ORIG=-106,-27] N7 E24 S7 W24 $
.

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

REVIEW DATE 12/01/2021 BY ME Total Acres: 3.18 Total Land Value: 90,090 Market: 0 Agricultural: 0 Common: 90,090 PRINTED 11/18/2025 BY SYS