NE1/4 OF NE1/4 OF NE1/4.

ORB 425-574-75, 597-047,

**RIKER CHARLES A**
390 NW BREEZE GLN
LAKE CITY, FL 32055

**2026**

**01-3S-16-01901-003**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

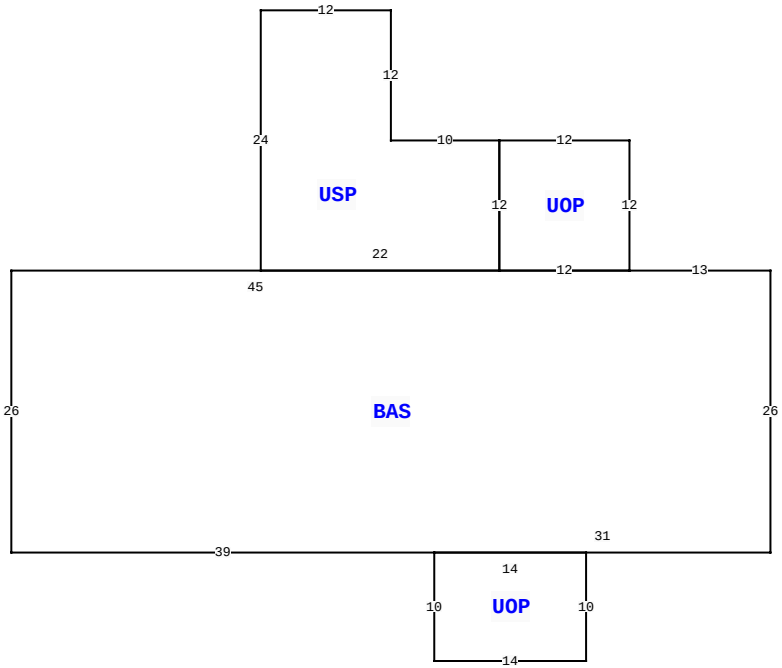
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 1316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,820 | 100 | | 1,820 | 144,202 |
| UOP | 140 | 25 | | 35 | 2,773 |
| UOP | 144 | 25 | | 36 | 2,853 |
| USP | 408 | 35 | | 143 | 11,330 |
| TOTALS | 2,512 | | | 2,034 | 161,157 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,034 | 113.9000 | 107.07 | 217,780 | 2013 | 2013 | 0 | 0 | 0 | 26.00 | 74.00 |

3 MANUF 1 100% - 2024 Heated Area: 1820 HX Base Yr 2024




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/11/2025 MLU |
| INC DATE | | AG DATE | |

390 NW BREEZE GLN, LAKE CITY

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 161,157 |
| TOTAL MARKET OB/XF VALUE | | 10,500 |
| TOTAL LAND VALUE - MARKET | | 55,850 |
| TOTAL MARKET VALUE | | 227,507 |
| SOH/AGL Deduction | | 1,306 |
| ASSESSED VALUE | | 226,201 |
| TOTAL EXEMPTION VALUE | HX HB SX | 100,722 |
| BASE TAXABLE VALUE | | 125,479 |
| TOTAL JUST VALUE | | 227,507 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 231,863 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 32552 | M H | 375 | 12/18/2014 |
| 23338 | M H | 0 | 06/29/2005 |
| 09988 | M H | 100 | 07/21/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1022/2882 | 8/09/2004 | QC | U | I | 11 | 100 |
| GRANTOR: GEORGE PAMALA LEE | | | | | | |
| GRANTEE: RIKER CHARLES A | | | | | | |
| 0983/1269 | 5/16/2003 | WD | Q | I | | 90,000 |
| GRANTOR: FRANK ZLOMSOWITCH | | | | | | |
| GRANTEE: PAMALA LEE GEORGE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W13 UOP= N12 W12 S12 E12$ W12 USP= N12 W10 N12 W12 S24 E22$ W45 S26 E39 UOP= S10 E14 N10 W14$ E31 N26$.

## 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 | 0214 | GRN HOUSE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 300 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 9947 | Septic | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,500

| 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 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 6.00 | AC | | 1.00 | 1.00 | 1.35 | 6,500.00 | 8,775.00 | 52,650 | | | | | | | |
| 2 | 9630 | C | SWAMP | 100 | | A-1 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 800.00 | 800.00 | 3,200 | | | | | | | |

REVIEW DATE 05/04/2023 BY JB Total Acres: 10.00 Total Land Value: 55,850 Market: 0 Agricultural: 0 Common: 55,850 PRINTED 10/17/2025 BY SYS