COMM NE COR SEC, RUN S 824.16 FT
CONT S 799.43 FT TO A PT ON A CU
LINE OF NE DREW RD (A CO MAINT P

RICHARDSON DUANE K/RICHARDSON ZENA A
627 NE DREW RD
LAKE CITY, FL 32055

2026

04-2S-17-04667-008

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	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

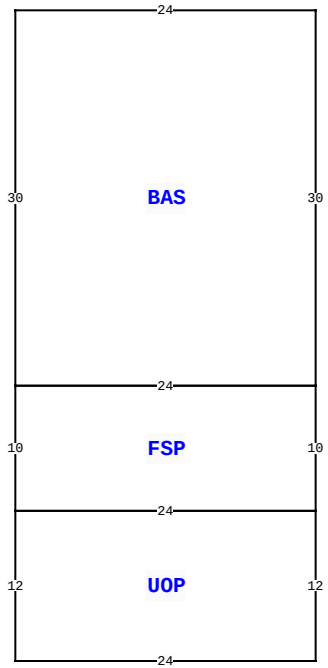
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 4217.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	72,458
FSP	240	40		96	9,661
UOP	288	20		58	5,837
TOTALS	1,248			874	87,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	874	119.8080	134.18	117,273	2005	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2016 Heated Area: 720 HX Base Yr 2016



627 NE DREW RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		87,955
TOTAL MARKET OB/XF VALUE		15,050
TOTAL LAND VALUE - MARKET		36,728
TOTAL MARKET VALUE		116,720
SOH/AGL Deduction		26,033
ASSESSED VALUE		90,687
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,965
TOTAL JUST VALUE		139,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,199

SALE:3:1: 4.01 AC
SALE:2:1: FORECLOSURE
XFOB:1:1: SKYLINE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40568	STORAGE	0	09/22/2020
33554	M H	720	11/18/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1369/0742	9/20/2018	WD	Q	V	03	24,800
GRANTOR: BRUCE MILTON & DONALD						
GRANTEE: DUANE K & ZENA A RI						
1291/1318	3/23/2015	WD	Q	V	01	48,500
GRANTOR: WILMER QUINCY & CATHE						
GRANTEE: DUANE K & ZENA A RI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S30 FSP= S10 UOP= S12 E24 N12 W24$ E24 N10 W24$ E24 N30$.

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	0296	SHED METAL	0	100	12	30	360.00	UT	9.00	9.00	100	2015	2015	3	100	3,240	
2	0294	SHED WOOD/	0	100	16	16	256.00	UT	10.00	10.00	100	2015	2015	3	100	2,560	
3	0294	SHED WOOD/	0	100	25	27	675.00	UT	10.00	10.00	100	0	0	3	100	6,750	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2020		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 15,050

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	0102	C	SFR/MH	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	14.24	AC		1.00	1.00	1.00	280.00	280.00	3,987							
3	9530	C	POND	0		A-1	0.00	0.00	4.16	AC		1.00	1.00	1.00	175.00	175.00	728							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	27,000							

REVIEW DATE 11/19/2020 BY BC Total Acres: 20.40 Total Land Value: 13,715 Market: 27,000 Agricultural: 3,987 Common: 9,728 PRINTED 10/10/2025 BY SYS