COMM INTERS E R/W US-41 & E LINE
9 BLOCK 4 BARDIN TERRACE S/D, RU
R/W 55.28 FT FOR POB, RUN SE 30.

BLOW RYDERWOOD LLC
PO BOX 1213
LAKE CITY, FL 32056

2026

05-4S-17-07642-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

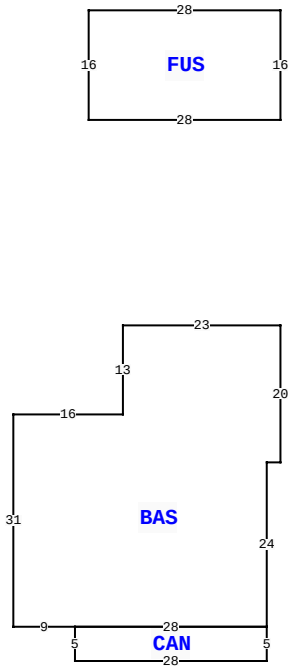
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		11 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	01	01 100
Quality	04	04
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,460	100		1,460	20,047
CAN	140	30		42	577
FUS	448	100		448	6,152
TOTALS	2,048			1,950	26,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4900	04	1,950	61.8450	45.77	89,252	1965	1965	0	0	20	50.00	30.00

1 OFFICE LOW 0% - 2025 Heated Area: 1908 HX Base Yr



1125 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	26,776
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	14,800
TOTAL MARKET VALUE	42,276
SOH/AGL Deduction	0
ASSESSED VALUE	42,276
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,276
TOTAL JUST VALUE	42,276
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1506/385	1/09/2024	WD	Q	I	05	199,000
GRANTOR: AUDREY BULLARD, LLC						
GRANTEE: BLOW RYDERWOOD LLC						
1444/1195	8/06/2021	WD	Q	I	01	40,000
GRANTOR: DUCE MADELINE D						
GRANTEE: AUDREY BULLARD, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S13 W16 S31 E9 CAN= S5 E28 N5W28$ E28 N24 E2 N20$
PTR= N30 FUS= N16 W28 S16 E28$ S30$.

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	0	0	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 700

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	1700	C	1STORY OFF	0		CG	76.00	55.00	6,578.00	SF		1.00	1.00	0.50	4.50	2.25	14,800							

REVIEW DATE 01/17/2024 BY TP Total Acres: 0.15 Total Land Value: 14,800 Market: 0 Agricultural: 0 Common: 14,800 PRINTED 11/17/2025 BY SYS