LOTS 23, 24 & 25 SOUTHERN LANDIN
WD 1030-1697, WD 1037-2896, WD 1

RICHTER LAWRENCE JOHN
102 SW ORANGE BLOSSOM CT
LAKE CITY, FL 32025

2026

12-4S-16-02941-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

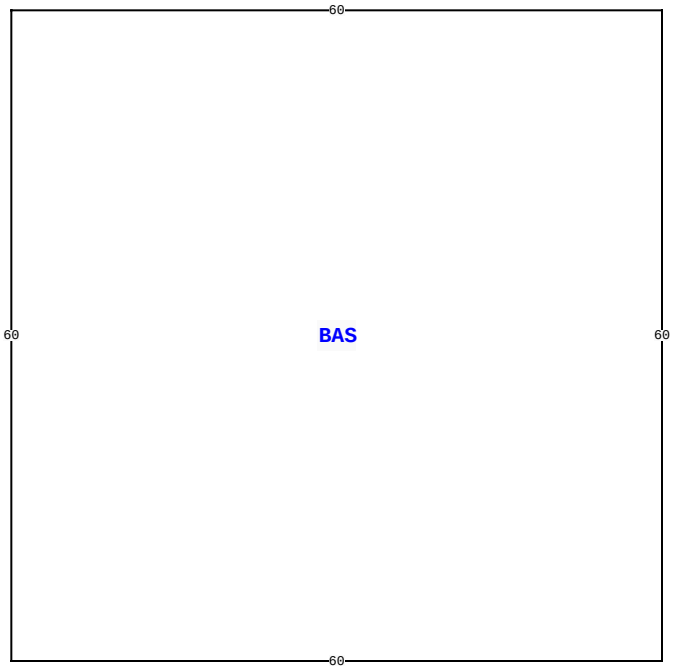
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,600	100		3,600	82,476
TOTALS	3,600			3,600	82,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	01	3,600	78.3750	29.00	104,400	2006	2006	0	0	0	21.00	79.00

1 AIR HANGAR 100% - 2018 Heated Area: 3600 HX Base Yr 2018



102 SW ORANGE BLOSSOM CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		439,007
TOTAL MARKET OB/XF VALUE		32,556
TOTAL LAND VALUE - MARKET		98,000
TOTAL MARKET VALUE		569,563
SOH/AGL Deduction		122,547
ASSESSED VALUE		447,016
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		391,294
TOTAL JUST VALUE		569,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052437	Roof Replacement	22,000	02/26/2025
000052438	Roof Replacement	19,700	02/26/2025
29959	GARAGE	308	02/23/2012
24226	SFR	839	03/13/2006
23315	PLANE HNGR	375	06/23/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1415/2542	7/21/2020	WD	Q	V	03	23,500
GRANTOR: RAY MOND T ISHERWOOD						
GRANTEE: LAWRENCE JOHN & ELL						
1353/0002	2/06/2018	WD	Q	I	03	86,000
GRANTOR: ANGEL & IRENE GOMEZ						
GRANTEE: LAWRENCE JOHN & ELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S60 E60 N60$.

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	0166	CONC,PAVMT	0	100	0	0	1,878.00	UT	2.00	2.00	100	2007	2007	3	100	3,756	
2	0210	GARAGE U	0	0	40	45	1,800.00	UT	16.00	16.00	100	2012	2012	3	100	28,800	

LAND DESCRIPTION

TOTAL OB/XF 32,556

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	0100	C	SFR	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	31,500							
2	0000	C	VAC RES	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
3	0000	C	VAC RES	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	31,500							

REVIEW DATE 04/28/2025 BY chuck Total Acres: 1.82 Total Land Value: 98,000 Market: 0 Agricultural: 0 Common: 98,000 PRINTED 11/20/2025 BY SYS

LOTS 23, 24 & 25 SOUTHERN LANDIN
WD 1030-1697, WD 1037-2896, WD 1

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LAKE CITY, FL 32025

2026

12-4S-16-02941-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

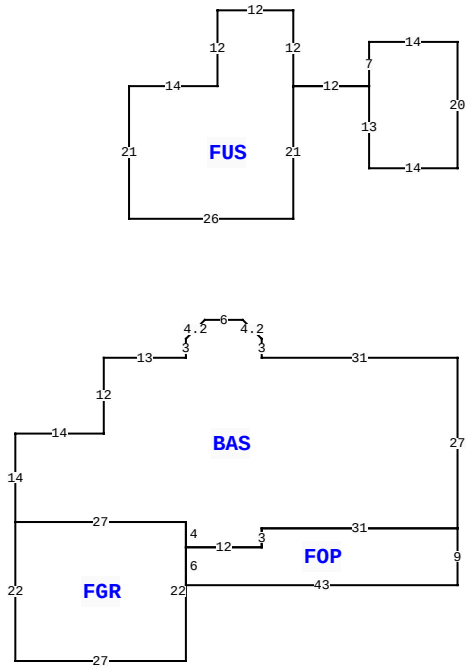
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,794	100		1,794	200,130
FGR	594	55		327	36,479
FOP	351	30		105	11,713
FUS	970	100		970	108,208
TOTALS	3,709			3,196	356,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,196	127.0477	142.29	454,759	2007	2007	0	0	0	21.60	78.40

2 SINGLE FAM 100% - 2018 Heated Area: 2764 HX Base Yr 2018



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BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 N3 L3 U3 W6 D3 L3 S3 W13 S12 W14 S14 FGR= S22 E27 N22 W27$ E27 S4 FOP= S6 E43 N9 W31 S3 W12$ E12 N3 E31 N27$ PTR= N30 FUS= N20 W14 S7 W12 N12 W12 S12 W14 S21 E26 N21 E12 S13 E14$ 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

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

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