LOT 22 HI-DRI ACRES UNIT 1.
351-439, 825-1745, 879-47, WD 11

RICHARDSON AMANDA/LABRUNO KEVIN
185 SW FINCH WAY
LAKE CITY, FL 32024

2026

15-5S-16-03623-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

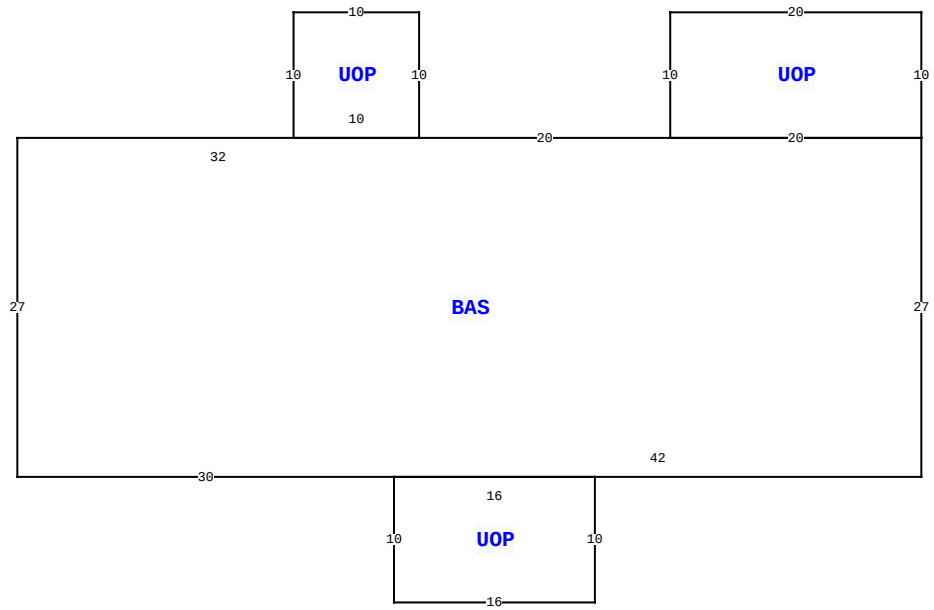
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100		1,944	104,835
UOP	100	25		25	1,348
UOP	160	25		40	2,157
UOP	200	25		50	2,697
TOTALS	2,404			2,059	111,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,059	104.3100	98.05	201,885	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 0% - 2022 Heated Area: 1944 HX Base Yr



185 SW FINCH WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	111,037
TOTAL MARKET OB/XF VALUE	8,700
TOTAL LAND VALUE - MARKET	23,250
TOTAL MARKET VALUE	142,987
SOH/AGL Deduction	5,553
ASSESSED VALUE	137,434
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,434
TOTAL JUST VALUE	142,987
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26881	M H	562	03/27/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/674	1/15/2021	QC	U	I	11	100
GRANTOR: RICHARDSON WESLEY						
GRANTEE: RICHARDSON AMANDA						
1294/0579	4/30/2015	WD	U	I	12	40,000
GRANTOR: CHRISTIANA TRUST						
GRANTEE: WESLEY RICHARDSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N10 W10 S10 E10$ W32 S27 E30 UOP= S10 E16 N10 W16$ E42 N27 UOP= N10 W20 S10 E20$ W20$.

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	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	700	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.55	AC		1.00	1.00	1.00	15,000.00	15,000.00	23,250							

REVIEW DATE 09/26/2019 BY BC Total Acres: 1.55 Total Land Value: 23,250 Market: 0 Agricultural: 0 Common: 23,250 PRINTED 11/18/2025 BY SYS