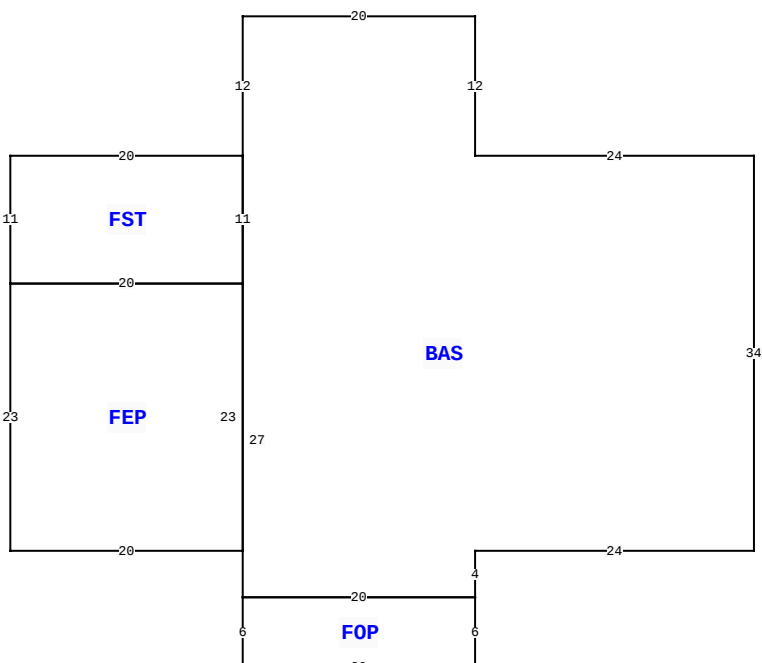


RICHARDSON WESLEY K/RICHARDSON JOY E
7722 N US HIGHWAY 441
LAKE CITY, FL 32055

20-2S-17-04755-001

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1										3
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	19	COMMON BRK 100					0100	01	2,341	113.4900	127.11	297,565	1979	1979		0		0	35.00	65.00	VALUATION BY STANDARD																
Roof Structure	03	GABLE/HIP 100					1 SINGLE FAM 100% - 2003 Heated Area: 1816 HX Base Yr 2003														Tax Group: 3					Tax Dist:											
Roof Cover	12	MODULAR MT 100																			BUILDING MARKET VALUE					193,417											
Interior Wall	04	PLYWOOD 50																			TOTAL MARKET OB/XF VALUE					11,932											
Interior Wall	05	DRYWALL 50																			TOTAL LAND VALUE - MARKET					91,500											
Interior Floo	14	CARPET 90																			TOTAL MARKET VALUE					218,319											
Interior Floo	06	VINYL ASB 10																			SOH/AGL Deduction					84,827											
Air Condition	03	CENTRAL 100																			ASSESSED VALUE					133,492											
Heating Type	04	AIR DUCTED 100																			TOTAL EXEMPTION VALUE					HX HB 50,722											
Bedrooms		3 100																			BASE TAXABLE VALUE					82,770											
Bathrooms		2 100																			TOTAL JUST VALUE					296,849											
Frame Stories	01	NONE 100																			NCON VALUE					0											
Architectual Units	1.	1. 100					INCOME VALUE																														
Condition Adj	03	03 100										PREVIOUS YEAR MKT VALUE					296,849																				
Kitchen Adjus	01	01 100																																			
Quality	05	05																																			
DOR CODE	5000 IMPROVED AG																																				
MAP NUM											MKT AREA					03																					
NEIGHBORHOOD/LOC	20217.00 1.00/																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,816	100		1,816	150,041																																
FEP	460	80		368	30,404																																
FOP	120	30		36	2,974																																
FST	220	55		121	9,997																																
TOTALS	2,616			2,341	193,417																																
EXTRA FEATURES						7722 N US HIGHWAY 441 , LAKE CITY														BLD DATE				LGL DATE		04/14/2025		MLU									
																				XF DATE				LAND DATE		07/27/2022		SPF									
																				INC DATE				AG DATE													
L N	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	0190	FPLC PF	0 100	0 0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200																							
2	0040	BARN,POLE	0 100	30 60	1.00	UT	0.00	0.00	100	1994	1994	3	100	400																							
3	0040	BARN,POLE	0 100	24 50	1,200.00	UT	2.50	2.50	100	1993	1993	3	100	3,000																							
4	0041	BARN,MACH	0 0	12 48	576.00	UT	7.00	7.00	100	1993	1993	3	100	4,032																							
5	0294	SHED WOOD/	0 100	0 0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,800																							
6	0166	CONC,PAVMT	0 100	0 0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200																							
7	0252	LEAN-TO W/	0 100	0 0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100																							
8	0060	CARPORT F	0 100	0 0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200																							
LAND DESCRIPTION						TOTAL OB/XF 11,932																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000																				
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520																				
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	445.00	445.00	4,450																				
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	85,500																				
REVIEW DATE	08/04/2015		BY	DF	Total Acres: 20.00		Total Land Value: 12,970				Market: 85,500				Agricultural: 6,970				Common: 6,000				PRINTED 11/14/2025 BY SYS														