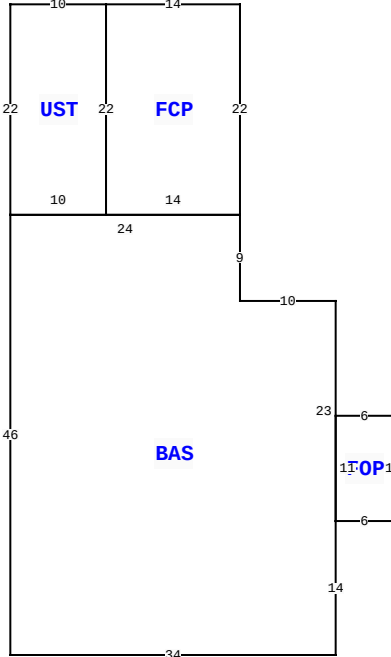


RED DIAMOND RANCH, LLC
505 SW AVIATION DR
LAKE CITY, FL 32025

23-4S-17-08714-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
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		06	BD/BATTEN 100		0100	01	1,670	82.1700	92.03	153,690	1945	1945	0	0	0	35.00	65.00	VALUATION BY																
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM 0% - 2023										Heated Area: 1474										HX Base Yr									
Roof Cover		03	COMP SHNGL 100																															
Interior Wall		02	WALL BD/WD 100																															
Interior Floor		09	PINE WOOD 100																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			3 100																															
Bathrooms			1 100																															
Frame		01	NONE 100																															
Stories		1.	1. 100																															
Architectural Units		05	CONV 100																															
Condition Adj		03	03 100																															
Kitchen Adjus		01	01 100																															
Quality		05	05																															
DOR CODE		5000IMPROVED AG																																
MAP NUM		MKT AREA										02																						
NEIGHBORHOOD/LOC		23417.00 1.00/																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,474	100		1,474	88,174																													
FCP	308	25		77	4,606																													
FOP	66	30		20	1,197																													
UST	220	45		99	5,922																													
TOTALS	2,068			1,670	99,898																													
EXTRA FEATURES					3635 SE COUNTY ROAD 252 , LAKE CITY																													
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	0010	BARN, BLK	0	0	12	18	1.00	UT	0.00	0.00	100	0	0	3	100	300																		
2	0020	BARN, FR	0	0	15	12	1.00	UT	0.00	0.00	100	0	0	3	100	100																		
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300																		
4	0260	PAVEMENT - A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500																		
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200																		
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022	100	7,000																			
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	2023	2022	100	4,500																			
LAND DESCRIPTION										TOTAL OB/XF										12,900														
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			A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500																	
2	5600	A	TIMBER 3						33.00	AC		1.00	1.00	1.00	281.00	281.00	9,273																	
3	9910	M	MKT.VAL.AG						33.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	115,500																	
REVIEW DATE	10/06/2022		BY	JB		Total Acres:	34.00		Total Land Value:	12,773		Market:	115,500		Agricultural:	9,273		Common:	3,500		PRINTED 11/07/2025 BY SYS													

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