COMM SE COR OF NE1/4 OF NE1/4, R
FT, S 2361.66 FT FOR POB, N 75 D
S 680 FT, S 75 DG E 661 FT, N 68

RIOS DENISE M/OLEA FIDEL A
7313 W US HWY 90
LAKE CITY, FL 32055

**2026**

**30-3S-16-02398-201**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

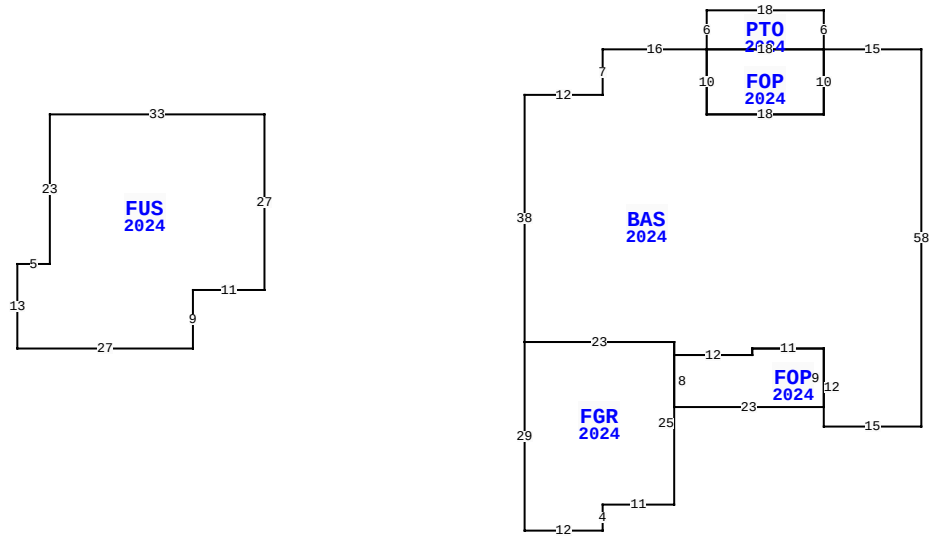
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 30316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,711 | 100 | 2024 | 2,711 | 365,122 |
| FGR | 623 | 55 | 2024 | 343 | 46,195 |
| FOP | 180 | 30 | 2024 | 54 | 7,273 |
| FOP | 195 | 30 | 2024 | 58 | 7,812 |
| FUS | 1,154 | 100 | 2024 | 1,154 | 155,422 |
| PTO | 108 | 5 | 2024 | 5 | 673 |
| TOTALS | 4,971 | | | 4,325 | 582,497 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,325 | 122.7050 | 137.43 | 594,385 | 2023 | 2023 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM 100% - 2024 Heated Area: 3865 HX Base Yr 2024




7313 W US HIGHWAY 90 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | 04/24/2023 SPF |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 582,497 |
| TOTAL MARKET OB/XF VALUE | | 17,680 |
| TOTAL LAND VALUE - MARKET | | 90,000 |
| TOTAL MARKET VALUE | | 668,377 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 668,377 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 617,655 |
| TOTAL JUST VALUE | | 690,177 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 696,121 |

LAND:2:1: HWY FRONTAGE.

SALE:2:1: 276.10 AC TOTAL (6 PARCELS-1 DEED)

SALE:1:1: MULT PRCLS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000044484 | New Residential C | 510,533 | 05/19/2022 |
| 000042723 | Electrical Servic | 0 | 09/10/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1428/1362 | 1/13/2021 | WD | U | V | 17 | 93,000 |
| GRANTOR: HOPEFUL BAPTIST CHURC | | | | | | |
| GRANTEE: RIOS DENISE M | | | | | | |
| 1269/1238 | 2/11/2014 | WD | U | V | 17 | 110,000 |
| GRANTOR: FRITZ M & MARIE FOUNT | | | | | | |
| GRANTEE: HOPEFUL BAPTIST CHU | | | | | | |

## BUILDING NOTES

## 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 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2022 | 2021 | | 100 | 7,000 | |
| 2 | 0030 | BARN,MT | 0 | 100 | 24 | 25 | 1.00 | UT | 9,000.00 | 9,000.00 | 100 | 2023 | 2022 | | 100 | 9,000 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 560.00 | UT | 3.00 | 3.00 | 100 | 2024 | 2023 | | 100 | 1,680 | |

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=31,-30] W15 S10 W18 N10 W16 S7 W12 S38 E23 S2 E12 N1 E11 S12 E15 N58 $
FUS=[YR=2024;ORIG=-70,-20] W33 S23 W5 S13 E27 N9 E11 N27 $
FGR=[YR=2024;ORIG=-7,15] W23 S29 E12 N4 E11 N25 $
FOP=[YR=2024;ORIG=16,16] W11 S1 W12 S8 E23 N9 $
FOP=[YR=2024;ORIG=-2,-30] E18 S10 W18 N10 $
PTO=[YR=2024;ORIG=-2,-36] E18 S6 W18 N6 $
.

## LAND DESCRIPTION

TOTAL OB/XF 17,680

| 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 | | A-1 | 0.00 | 0.00 | 7.50 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 67,500 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | | | | 2.50 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 700 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | | | | 2.50 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 22,500 | | | | | | | |

REVIEW DATE 04/24/2023 BY SPF Total Acres: 10.00 Total Land Value: 68,200 Market: 22,500 Agricultural: 700 Common: 67,500 PRINTED 11/17/2025 BY SYS