THE W 700.48 FT OF NW1/4 OF NW1/
FT & EX BEG SE COR OF W1/2 OF NW
RUN W 33.05 FT FOR POB, RUN N 10

RICKETSON J THOMAS TRUST DATED OCTOBER 24, 2007
358 NW MAIN BLVD
LAKE CITY, FL 32055

2026

31-3S-17-06056-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

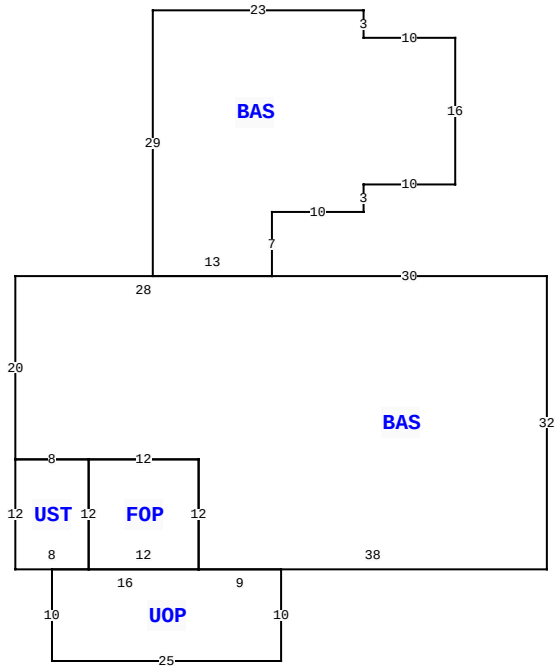
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	757	100		757	62,958
BAS	1,616	100		1,616	134,399
FOP	144	30		43	3,576
UOP	250	20		50	4,159
UST	96	45		43	3,576
TOTALS	2,863			2,509	208,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,509	114.2400	127.95	321,027	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2373 HX Base Yr



1400 NW RICKETSON GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	208,668
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	102,000
TOTAL MARKET VALUE	310,668
SOH/AGL Deduction	0
ASSESSED VALUE	310,668
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,668
TOTAL JUST VALUE	310,668
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			12/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1509/2244	2/29/2024	WD	U	I	11	100
GRANTOR: RICKETSON J THOMAS						
GRANTEE: RICKETSON J THOMAS						
0659/0274	8/05/1988	WD	U	I	09	635,000
GRANTOR: RUIS DIANE S						
GRANTEE: RICKETSON J THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 BAS= N7 E10 N3 E10 N16 W10 N3 W23 S29 E13$ W28 S20
UST= S12 E8N12W8$ E8 FOP= S12 E12 N12 W12$ E12 S12 UOP= W16
S10 E25 N10 W9$ E38 N32$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		*RSF-2	0.00	0.00	12.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	102,000							

REVIEW DATE 04/02/2024 BY JS Total Acres: 12.00 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 11/18/2025 BY SYS