LOT 3 PARKWOOD S/D.
DC 851-796, 856-1106, QC 1189-40

RICHERSON DONALD/RICHERSON CHRISTOPHER L
216 SE DORETHA TER
LAKE CITY, FL 32025

2026

31-4S-18-10519-018

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

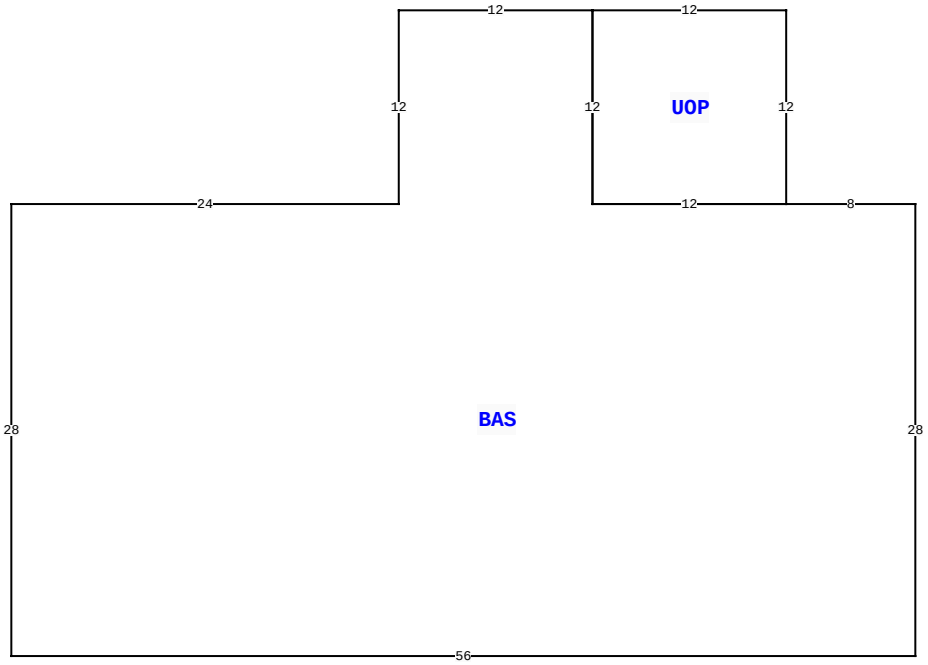
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1418.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100		1,712	46,799
UOP	144	25		36	984
TOTALS	1,856			1,748	47,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,748	113.9000	68.34	119,458	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 1712 HX Base Yr 2023



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/29/2025 MLU
AG DATE	

216 SE DORETHA TER, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		47,783
TOTAL MARKET OB/XF VALUE		9,100
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		71,883
SOH/AGL Deduction		10,049
ASSESSED VALUE		61,834
TOTAL EXEMPTION VALUE	HX HB	36,834
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		71,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		71,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/2489	1/27/2025	WD	U	I	11	100
GRANTOR: RICHARDSON DONALD						
GRANTEE: RICHARDSON DONALD						
1478/235	10/26/2022	WD	U	I	30	100
GRANTOR: RICHERSON EDWARD L						
GRANTEE: RICHERSON DONALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S28 E56 N28 W8 UOP= N12 W12 S12 E12$ W12 N12W12 S12$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1984	1984	3	100	1,200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 9,100

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	100		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	15,000.00	15,000.00	7,500							
2	0000	C	VAC RES	100			0.00	0.00	0.50	LT		1.00	1.00	1.00	15,000.00	15,000.00	7,500							

REVIEW DATE 09/28/2015 BY DF Total Acres: 4.28 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 10/10/2025 BY SYS