

BEG 440 FT W OF SE COR OF
OF NE1/4, RUN N 400 FT TO R/W
US-90, NW'LY ALONG R/W 540 FT,

RICHARDS FAMILY TRUST
4875 W US HIGHWAY 90
LAKE CITY, FL 32055

2026

33-3S-16-02459-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floop	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

Quality 01 01
DOR CODE 2802MH PARK

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 33316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,474	100		1,474	14,560
FOP	110	30		33	326
UGR	462	45		208	2,055
USP	168	35		59	583
UST	60	45		27	267

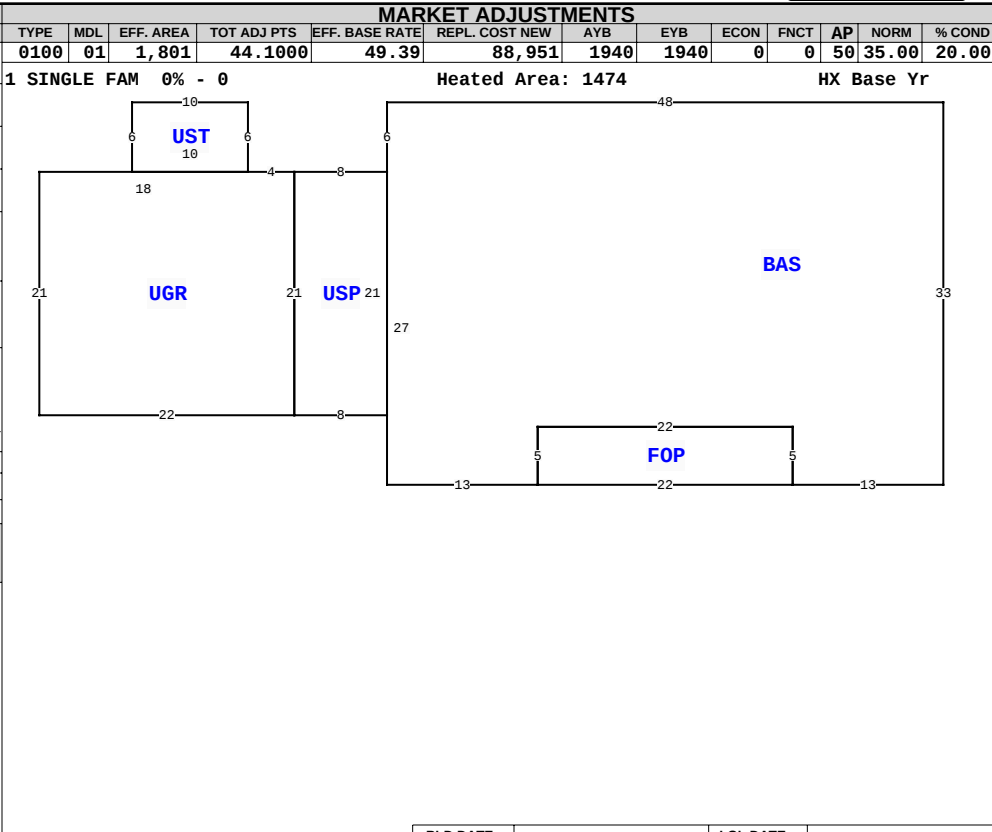
TOTALS 2,274 1,801 17,790

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
1	0259	MHP HOOKUP	0	0	0	0	14.00	UT	4,300.00	4,300.00	25	0	0	3	25	15,050	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
6	0210	GARAGE U	0	0	12	23	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
7	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
8	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
9	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
10	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0210	C	TRLR PARK	0		CHI	0.00	0.00	5.89	AC		1.00	1.00	1.00	60,100.00	60,100.00	353,989							



179 SW PUESCHEL DR, LAKE CITY

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

TOTAL OB/XF																	16,500
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	0259	MHP HOOKUP	0	0	0	0	14.00	UT	4,300.00	4,300.00	25	0	0	3	25	15,050	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
6	0210	GARAGE U	0	0	12	23	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
7	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
8	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
9	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
10	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

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1	0210	C	TRLR PARK	0		CHI	0.00	0.00	5.89	AC		1.00	1.00	1.00	60,100.00	60,100.00	353,989							

COLUMBIA COUNTY PROPERTY PAGE 1 of 4 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		30,779
TOTAL MARKET OB/XF VALUE		22,300
TOTAL LAND VALUE - MARKET		353,989
TOTAL MARKET VALUE		407,068
SOH/AGL Deduction		0
ASSESSED VALUE		407,068
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		407,068
TOTAL JUST VALUE		407,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,068

BLDG:3:1: LOT 3

BLDG:2:1: LOT 1

BLDG:11:1: LOT 20

XFOB:9:1: GUERDON MH RENTAL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40202	M H	0	07/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/2309	5/17/2019	WD U	I	11		100

GRANTOR: RICHARDS GEORGE D

GRANTEE: RICHARDS FAMILY TRU

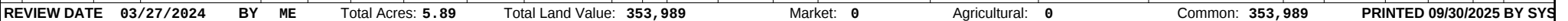
BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S6 USP= W8 UGR= W4UST= N6 W10 S6 E10\$ W18 S21 E22 N21\$ S21 E8 N21\$ S27 E13 FOP= E22 N5 W22 S5\$ N5 E22 S5E13 N33\$.

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