PART OF NE 1/4 OF SE 1/4, BEGIN
NE 1/4 OF SE 1/4 RUN S 05 DG W A
LINE OF NE 1/4 OF SE 1/4 150.00

RICHARDS TONY/RICHARDS MICHELLE HAAS
506 SW SUWANNEE DOWNS DR
LAKE CITY, FL 32024

2026

33-3S-16-02460-008

BUILDING CHARACTERISTICS

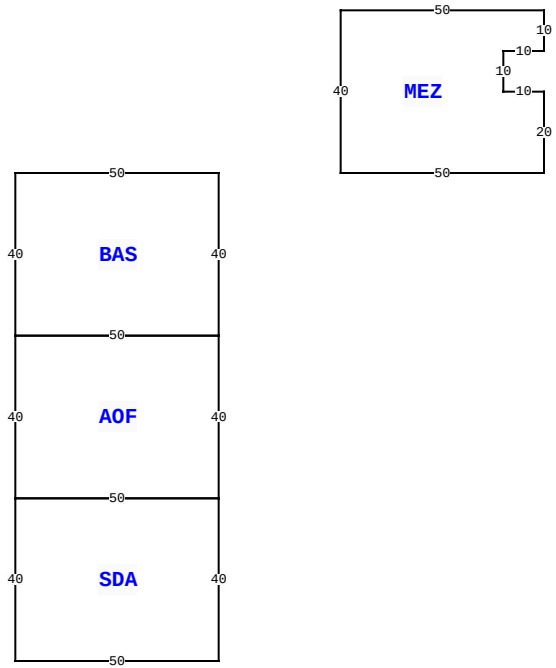
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		16 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
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
AOF	2,000	150		3,000	78,818
BAS	2,000	100		2,000	52,545
MEZ	1,900	20		380	9,983
SDA	2,000	185		3,700	97,209
TOTALS	7,900			9,080	238,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	9,080	94.7232	35.99	326,789	2003	2003	0	0	0	27.00	73.00

1 PREF M B A 0% - 2022 Heated Area: 6000 HX Base Yr



162 SW PINEMOUNT RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	238,556
TOTAL MARKET OB/XF VALUE	7,536
TOTAL LAND VALUE - MARKET	63,201
TOTAL MARKET VALUE	309,293
SOH/AGL Deduction	0
ASSESSED VALUE	309,293
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,293
TOTAL JUST VALUE	309,293
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19625	COMMERCIAL	685	06/07/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/2233	1/25/2021	WD	U	I	11	100
GRANTOR: RICHARDS TONY D & GEO						
GRANTEE: RICHARDS TONY						
0940/2759	12/03/2001	WD	Q	V	06	100
GRANTOR: GEORGE D & BARBARA M						
GRANTEE: TONY D, GEORGE, & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S40 AOF= S40 SDA= S40 E50 N40 W50$ E50 N40 W50$ E50 N40$ PTR= E30 MEZ= E50 N20 W10 N10 E10 N10 W50 S40$ W30$.

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	0166	CONC,PAVMT	0	0	0	0	3,400.00	UT	2.00	2.00	100	2003	2003	3	100	6,800	
2	0260	PAVEMENT-A	0	0	33	12	396.00	UT	1.10	1.10	100	2003	2003	3	100	436	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 7,536

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	1100	C	STORE 1FLR	0		A-1	0.00	0.00	36,115.00	SF		1.00	1.00	1.00	1.75	1.75	63,201							

REVIEW DATE 06/20/2023 BY JB Total Acres: 0.83 Total Land Value: 63,201 Market: 0 Agricultural: 0 Common: 63,201 PRINTED 11/04/2025 BY SYS