LOT 2 BLOCK 1 GOLF MANOR S/D.

792-719, 796-1264, 890-1165,

RIGSBY JAMES W
781 SE CHURCH AVE
LAKE CITY, FL 32025

2026

33-3S-17-06750-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

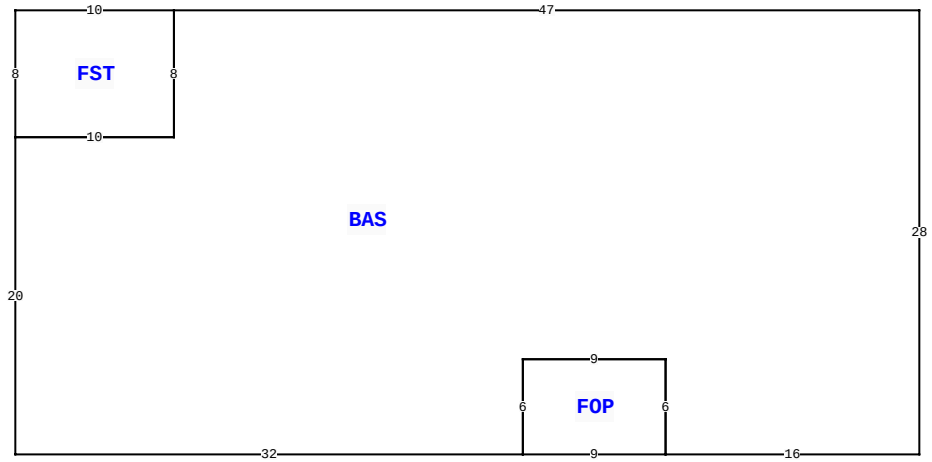
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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 07
NEIGHBORHOOD/LOC	33317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,462	100		1,462	112,744
FOP	54	30		16	1,234
FST	80	55		44	3,393
TOTALS	1,596			1,522	117,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,522	105.9300	118.64	180,570	1963	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1462 HX Base Yr



140 SE TIM ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	117,370
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	136,070
SOH/AGL Deduction	2,774
ASSESSED VALUE	133,296
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,296
TOTAL JUST VALUE	136,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,070

SALE:1:1: PERSONAL REPRESENTATIVE'S DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1145/1421	2/27/2008	CT	Q	I	01	100
GRANTOR: NICHOLE PALMER						
GRANTEE: JAMES W RIGSBY						
1085/1911	5/31/2006	AG	Q	I	01	85,000
GRANTOR: JAMES W RIGSBY						
GRANTEE: NICOLE PALMER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 FST= W10 S8 E10 N8$S8 W10 S20 E32 FOP= E9 N6 W9 S6$ N6 E9 S6 E16 N28$.

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	0		RSF-2	80.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/16/2016 BY DF Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/02/2025 BY SYS