LOT 9 BLOCK A BELLAIRE S/D.

470-426, 658-804, 671-215,

MARY DECKMAN RIGSBY ENTERPRISES LLC
605 NW LAKE VALLEY TER
LAKE CITY, FL 32055

2026

34-3S-17-06984-002

BUILDING CHARACTERISTICS

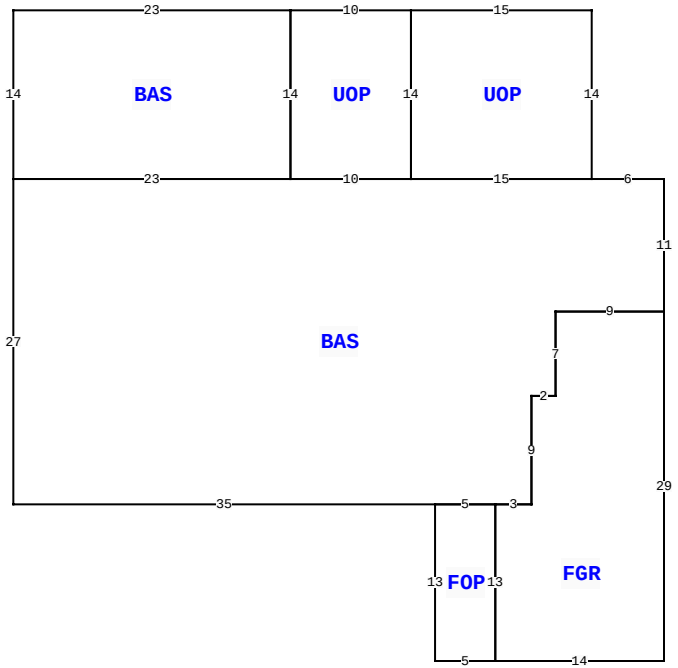
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	17	MSNRY STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	34317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	322	100		322	25,807
BAS	1,296	100		1,296	103,868
FGR	344	55		189	15,148
FOP	65	30		20	1,603
UOP	140	20		28	2,244
UOP	210	20		42	3,366
TOTALS	2,377			1,897	152,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,897	110.0880	123.30	233,900	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1618 HX Base Yr



253 SE GREG PL, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
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	152,035
TOTAL MARKET OB/XF VALUE	775
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	171,310
SOH/AGL Deduction	2,935
ASSESSED VALUE	168,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,375
TOTAL JUST VALUE	171,310
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1215/1259	5/31/2011	WD	U	I	30	75,000
GRANTOR: RIGSBY ENTERPRISES LL						
GRANTEE: MARY DECKMAN RIGSBY						
1168/0150	2/03/2009	WD	U	I	12	25,900
GRANTOR: EQUICREDIT CORP OF AM						
GRANTEE: RIGSBY ENTERPRISES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UOP= N14 W15 S14 E15$ W15 UOP= N14 W10 S14 E10$ W10 BAS= N14 W23 S14 E23$ W23 S27 E35 FOP= S13 E5 N13 W5$ E5 FGR= S13 E14 N29 W9 S7 W2 S9 W3$ E3 N9 E2 N7 E9 N11$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	125	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 775

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/25/2017 BY DF Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/04/2025 BY SYS