W DIV: LOT 4 BLOCK 2 MCFARLANE P
R/W. & BEG NW COR OF SAID LOT 4
35 DEG W ALONG E R/W OF ABANDONE

BLOW RYDERWOOD LLC
495 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2026

00-00-00-12502-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

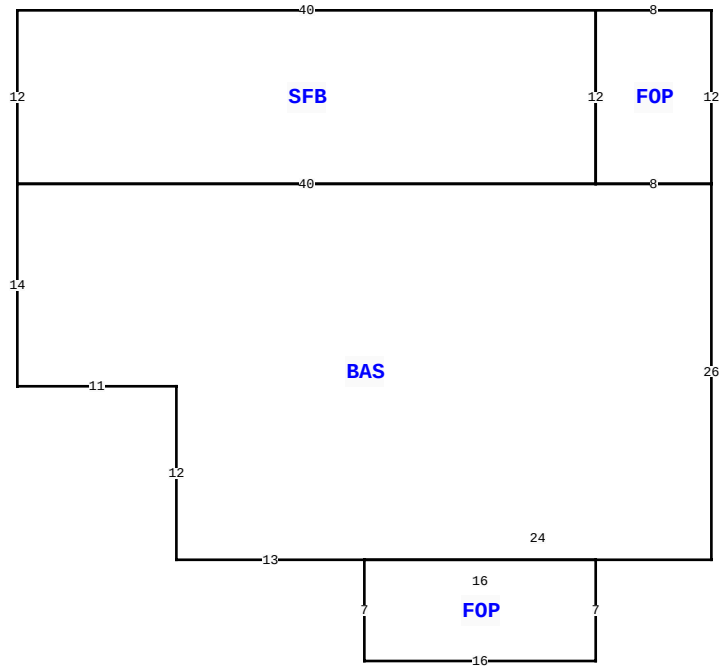
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		4 100
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	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,116	100		1,116	71,614
FOP	96	30		29	1,861
FOP	112	30		34	2,182
SFB	480	80		384	24,641
TOTALS	1,804			1,563	100,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	1,563	98.5740	69.00	107,847	1930	2016	0	0	0	7.00	93.00

1 STORE RETL 0% - 0 Heated Area: 1596 HX Base Yr



830 W DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	100,298
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,620
TOTAL MARKET VALUE	155,918
SOH/AGL Deduction	0
ASSESSED VALUE	155,918
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,918
TOTAL JUST VALUE	155,918
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044810	Roof Replacement	14,500	06/27/2022
16-0603	COMMERCIAL	0	07/01/2016
3447	DEMOLISH	0	10/12/2005
2498	ADDN COMM	95	11/15/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1381/1931	4/01/2019	WD	Q	I	01	140,000
GRANTOR: ELMER DWAYNE SR & REB						
GRANTEE: BLOW RYDERWOOD LLC						
1316/1444	6/09/2016	WD	Q	I	01	73,500
GRANTOR: RICHARD B & JACQUELIN						
GRANTEE: ELMER DWAYNE SR & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S14 E11 S12 E13 FOP= S7 E16 N7 W16$ E24 N26 FOP= N12 W8 S12 E8$ W8$ SFB= N12 W40 S12 E40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		*CG	0.00	0.00	9,270.00	SF		1.00	1.00	1.00	6.00	6.00	55,620							

REVIEW DATE 03/03/2026 BY ME Total Acres: 0.21 Total Land Value: 55,620 Market: 0 Agricultural: 0 Common: 55,620 PRINTED 05/08/2026 BY SYS