

W DIV: LOTS 19 & 20 BLOCK 2 MCFA
 COMM SE COR OF BLK 2 MCFARLANE P
 134.20 FT, W 150.16 FT, W 49.74

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

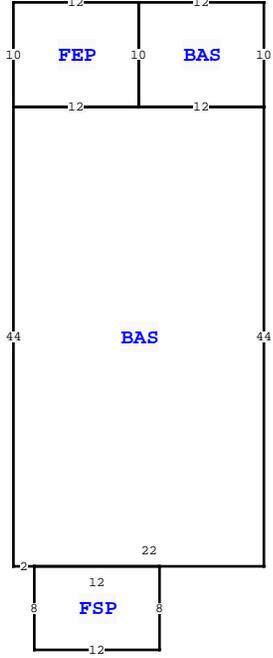
2026

00-00-00-12509-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		2 100	
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	06
NEIGHBORHOOD/LOC	840317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	120	100	
BAS	1,056	100	
FEP	120	80	
FSP	96	40	
TOTALS	1,392		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,310	82.8000	94.39	123,651	1940	1950	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1176 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			80,373
TOTAL MARKET OB/XF VALUE			950
TOTAL LAND VALUE - MARKET			14,814
TOTAL MARKET VALUE			96,137
SOH/AGL Deduction			0
ASSESSED VALUE			96,137
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			96,137
TOTAL JUST VALUE			96,137
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			94,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047242	Electrical Servic	0	05/16/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/1299	7/26/2017	WD	U	I	37	90,000
GRANTOR: BRUCE R BRYANT JR						
GRANTEE: BLOW RYDERWOOD LLC						
1263/2789	10/29/2013	WD	U	I	11	100
GRANTOR: BRUCE R BRYANT						
GRANTEE: BRUCE R BRYANT & BR						

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	

TOTAL OB/XF									
841 SW LAUREL LN, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/27/2022 MLU									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= N10 W12 S10 E12\$ BAS= W12 FEP= N10 W12 S10 E12\$ W12S44 E2 FSP= S8 E12 N8 W12\$ E22 N44\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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	0100	C	SFR	0		*RO	90.00	125.00	15,594.00	SF		1.00	1.00	1.00	0.95	0.95	14,814							