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

2027

00-00-00-12509-000

BUILDING CHARACTERISTICS

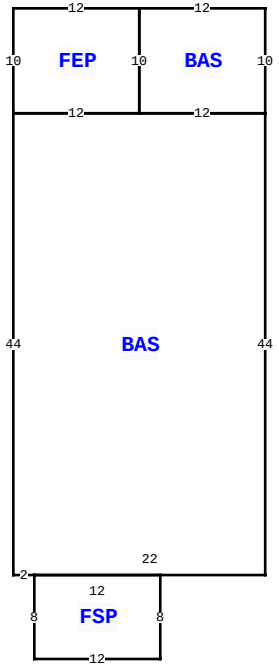
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100		120	7,105
BAS	1,056	100		1,056	62,517
FEP	120	80		96	5,684
FSP	96	40		38	2,250
TOTALS	1,392			1,310	77,555

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	91.08	119,315	1940	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1176 HX Base Yr



841 SW LAUREL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	77,555
TOTAL MARKET OB/XF VALUE	950
TOTAL LAND VALUE - MARKET	19,492
TOTAL MARKET VALUE	97,997
SOH/AGL Deduction	0
ASSESSED VALUE	97,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,997
TOTAL JUST VALUE	97,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,410

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						

BUILDING NOTES

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 950

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		*RO	90.00	125.00	15,594.00	SF		1.00	1.00	1.00	1.25	1.25	19,492							

REVIEW DATE 05/23/2023 BY TW Total Acres: 0.36 Total Land Value: 19,492 Market: 0 Agricultural: 0 Common: 19,492 PRINTED 11/17/2026 BY SYS