

W DIV: LOT 21 BLOCK 2 MCFARLANE  
SE COR OF BLK 2 MCFARLANE PARK S  
W 150.16 FT FOR POB, W 49.74 FT,

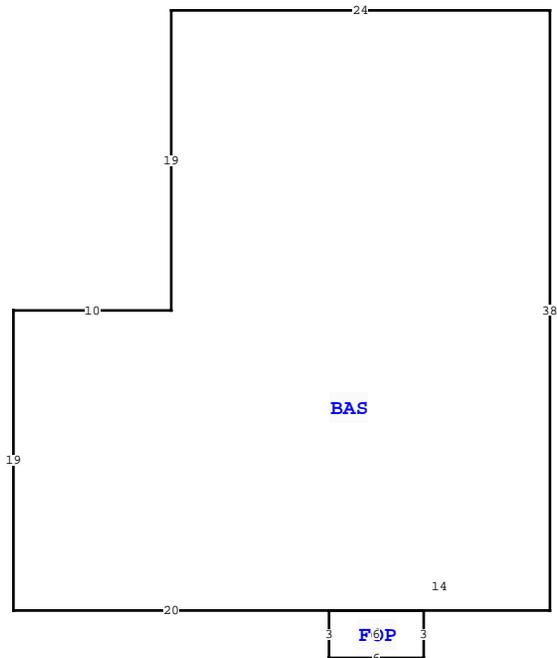
BLOW RYDERWOOD LLC  
PO BOX 1213  
LAKE CITY, FL 32056

**2026**

00-00-00-12510-000  
00-00-00-12510-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	19	COMMON BRK 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 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	06
NEIGHBORHOOD/LOC	840317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,102	100	
FOP	18	30	
TOTALS	1,120		1,107 92,779

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,107	113.1020	128.94	142,737	1963	1970	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1102 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			92,779
TOTAL MARKET OB/XF VALUE			570
TOTAL LAND VALUE - MARKET			5,938
TOTAL MARKET VALUE			99,287
SOH/AGL Deduction			0
ASSESSED VALUE			99,287
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			99,287
TOTAL JUST VALUE			99,287
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			97,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/1528	4/30/2025	WD	U	I	11	100
GRANTOR: TRIPPENSEE AARON						
GRANTEE: BLOW RYDERWOOD LLC						
1528/208	10/31/2024	WD	P	I	98	185,000
GRANTOR: TRIPPENSEE AARON						
GRANTEE: BLOW RYDERWOOD LLC						

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	0166	CONC, PAVMT	0	0	0	0		0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	0	6	10		4.50	100	1993	1993	3	100	270	
3	0169	FENCE/WOOD	0	0	0	0		0.00	100	2011	2011	3	100	100	

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	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-	350.00	125.00	6,250.00	SF		1.00	1.00	1.00	0.95	0.95	5,938							

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	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-	350.00	125.00	6,250.00	SF		1.00	1.00	1.00	0.95	0.95	5,938							