S DIV: LOTS 10, 11 & 12 MELTON A
748-1669, WD 1311-898, WD 1407-1

BLOW RYDERWOOD, LLC
PO BOX 1213
LAKE CITY, FL 32056

2027

00-00-00-13973-000

BUILDING CHARACTERISTICS

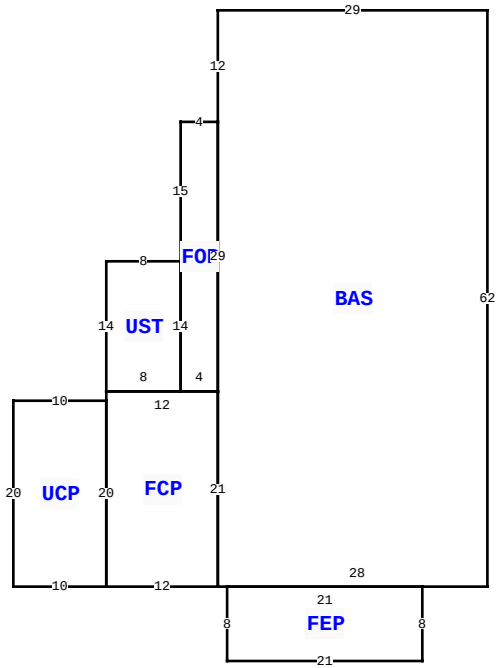
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,798	100		1,798	91,078
FCP	252	25		63	3,192
FEP	168	80		134	6,788
FOP	116	30		35	1,773
UCP	200	20		40	2,026
UST	112	45		50	2,533
TOTALS	2,646			2,120	107,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,120	116.4450	101.31	214,777	1962	1962	0	0	0	50.00	50.00

1 DUPLEX 0% - 2023 Heated Area: 1798 HX Base Yr



372 SW WALL TER, 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0070	CARPORT UF	0	0	10	30	300.00	UT	1.50	1.50	100	1993	1993	3	100	450	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
6	0030	BARN,MT	0	0	12	20	240.00	UT	9.00	9.00	100	2011	2011	3	100	2,160	
7	0166	CONC,PAVMT	0	0	0	0	339.00	UT	2.00	2.00	100	2011	2011	3	100	678	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	146,151
TOTAL MARKET OB/XF VALUE	6,088
TOTAL LAND VALUE - MARKET	38,100
TOTAL MARKET VALUE	190,339
SOH/AGL Deduction	0
ASSESSED VALUE	190,339
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,339
TOTAL JUST VALUE	190,339
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,042

SALE:2:1: L0TS 10, 11 & 12 MELTON ANNEX

SALE:1:1: LOTS 10, 11 & 12 MELTON ANNEX

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/413	5/13/2022	WD	U	I	11	100
GRANTOR: SAMPSON CHRISTOPHER T						
GRANTEE: BLOW RYDERWOOD, LLC						
1407/1519	3/06/2020	WD	U	I	37	140,000
GRANTOR: LOWELL E & GERALDINE						
GRANTEE: CHRISTOPHER TODD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S12 FOP= W4 S15 UST= W8 S14 E8 N14$ S14 E4 N29$ S29 FCP= W12 S1 UCP= W10 S20 E10 N20$ S20 E12 N21$ S21 E1 FEP= S8 E21 N8 W21$ E28 N62$.

LAND DESCRIPTION

TOTAL OB/XF 6,088

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	0800	C	MULTI-FAM	0		*RSF-3	0.00	0.00	38,100.00	SF		1.00	1.00	0.50	2.00	1.00	38,100							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.87 Total Land Value: 38,100 Market: 0 Agricultural: 0 Common: 38,100 PRINTED 11/17/2026 BY SYS

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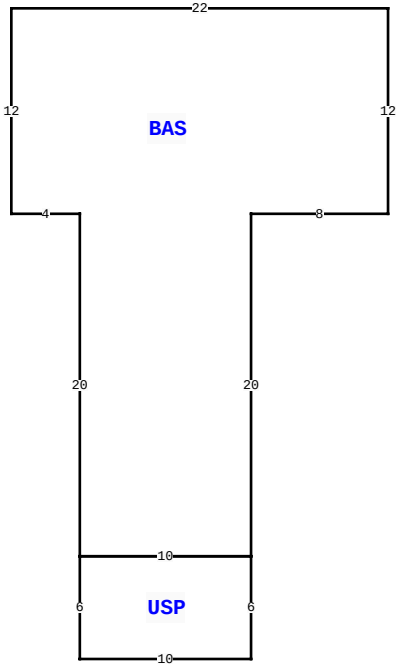
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	14	WD SHINGLE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
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	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	464	100		464	37,084
USP	60	35		21	1,678
TOTALS	524			485	38,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	485	111.7800	122.96	59,636	1980	1980	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2023 Heated Area: 464 HX Base Yr



372 SW WALL TER, LAKE CITY

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COLUMBIA COUNTY PROPERTY

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GRANTOR: LOWELL E & GERALDINE						
GRANTEE: CHRISTOPHER TODD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S12 E4 S20 USP= S6E10 N6 W10$ E10 N20 E8 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.87 Total Land Value: 38,100 Market: 0 Agricultural: 0 Common: 38,100 PRINTED 11/17/2026 BY SYS