S DIV: LOT 5 & N1/2 LOT 6 BLOCK
ADD #1 & EX R/W US HWY #41.

RICHARDSON CANDACE W/RICHARDSON JAMES F
345 SW ALAMO DR
LAKE CITY, FL 32025

2027

00-00-00-14047-000

BUILDING CHARACTERISTICS

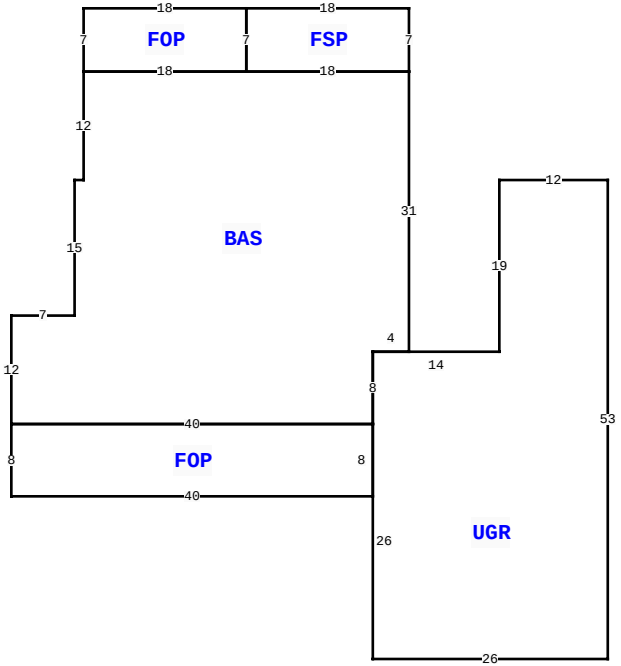
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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		32317.140 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,483	100		1,483	107,895
FOP	126	30		38	2,764
FOP	320	30		96	6,984
FSP	126	40		50	3,638
UGR	1,112	45		500	36,377
TOTALS	3,167			2,167	157,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,167	101.7530	111.93	242,552	1952	1952	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1483 HX Base Yr 2022



345 SW ALAMO DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	850	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		157,659
TOTAL MARKET OB/XF VALUE		1,350
TOTAL LAND VALUE - MARKET		74,338
TOTAL MARKET VALUE		233,347
SOH/AGL Deduction		24,189
ASSESSED VALUE		209,158
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		157,747
TOTAL JUST VALUE		233,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1428/2659	1/26/2021	QC	U	I	11	100
GRANTOR: NETTLES JAMES C						
GRANTEE: RICHARDSON CANDACE						
1412/0242	5/22/2020	WD	U	I	30	100
GRANTOR: CHERYLE NETTLES						
GRANTEE: JAMES C & CHERYLE S						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N7 W18 S7 E18$ BAS= W18 FOP= N7 W18 S7 E18$ W18 S12 W1 S15 W7 S12 FOP= S8 E40N8 W40$ E40 UGR= S26 E26 N53 W12 S19 W14 S8$ N8 E4 N31$.

LAND DESCRIPTION

TOTAL OB/XF 1,350

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	100		00	109.00	124.00	13,516.00	SF		1.00	1.00	1.00	5.50	5.50	74,338							

REVIEW DATE 10/26/2016 BY DF Total Acres: 0.31 Total Land Value: 74,338 Market: 0 Agricultural: 0 Common: 74,338 PRINTED 11/17/2026 BY SYS