

S DIV: LOTS 1 THRU 6 BLOCK 1  
& LOTS 1 THRU 11 BLOCK 4 LAKE  
FORREST PARK S/D & ALSO THE

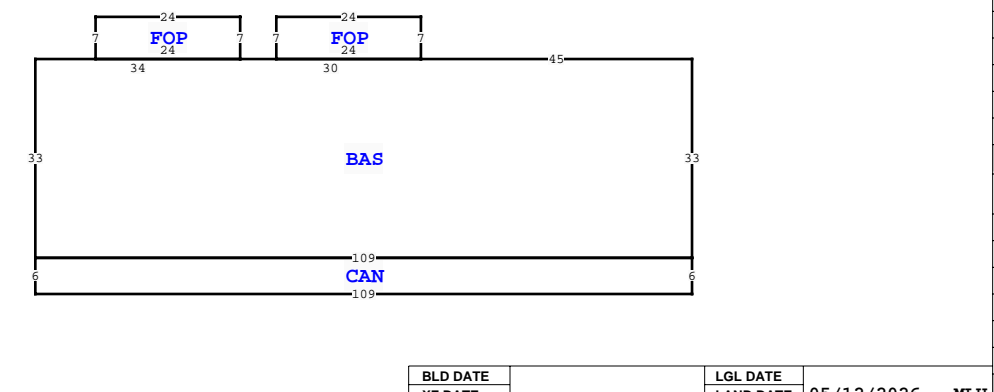
RIGSBY RENTALS, INC.  
781 SE CHURCH AVE  
LAKE CITY, FL 32025

**2026**

00-00-00-14220-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	06	VINYL ASB 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Units		10 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
2200	03	7,786	99.5355	62.71	488,260	1968	1968		0	0	5	50.00	45.00



COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		865,556	
TOTAL MARKET OB/XF VALUE		6,231	
TOTAL LAND VALUE - MARKET		180,180	
TOTAL MARKET VALUE		1,051,967	
SOH/AGL Deduction		9,035	
ASSESSED VALUE		1,042,932	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,042,932	
TOTAL JUST VALUE		1,051,967	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		948,120	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4004	DEMOLISH	25	10/31/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1046/0837	5/13/2005	WD	Q	I	01	659,700

GRANTOR: JAMES W RIGSBY						
GRANTEE: RIGSBY RENTALS INC						
0961/0808	8/29/2002	WD	Q	I		703,600
GRANTOR: VILLA DEMODE LTD						
GRANTEE: JAMES W RIGSBY						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,597	100		3,597	101,506
BAS	3,597	100		3,597	101,506
CAN	654	30		196	5,531
CAN	654	30		196	5,531
FOP	168	30		50	1,411
FOP	168	30		50	1,411
FOP	168	30		50	1,411
FOP	168	30		50	1,411
TOTALS	9,174			7,786	219,717

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1968	1968	3	100	3,231	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,400	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	

EXTRA FEATURES														TOTAL OB/XF	
438 SE ALLEN PL, LAKE CITY														6,231	

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	0800	C	MULTI-FAM	0		RMF-1	0.00	0.00	138,600.00	SF		1.00	1.00	0.65	2.00	1.30	180,180							

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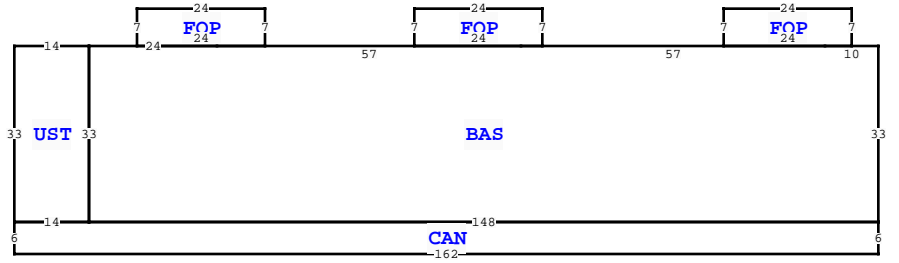
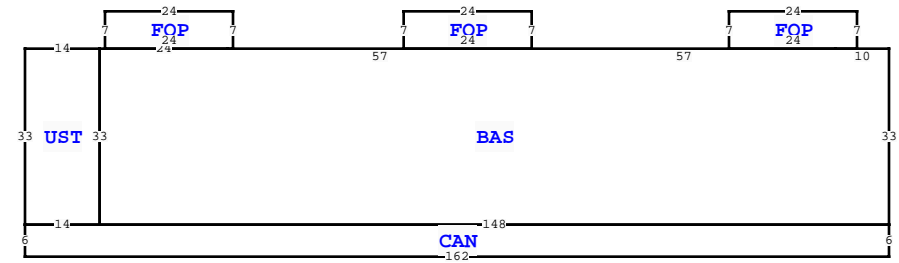
RIGSBY RENTALS, INC.  
781 SE CHURCH AVE  
LAKE CITY, FL 32025

**2026**

00-00-00-14220-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	05 AVERAGE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	06 VINYL ASB 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Story Height	0 100
RMS	0 100
Stories	2. 2. 100
Units	8 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	03 03
DOR CODE	0300MULTI-FAM 10+
MAP NUM	MKT AREA 06

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2 M/FAM LOW	0%	0										



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,884	100		4,884	136,330
BAS	4,884	100		4,884	136,330
CAN	972	30		292	8,151
CAN	972	30		292	8,151
FOP	168	30		50	1,396
FOP	168	30		50	1,396
FOP	168	30		50	1,396
FOP	168	30		50	1,396
FOP	168	30		50	1,396
FOP	168	30		50	1,396
TOTALS	13,644			11,068	308,947

\*\* This building has 12 Sub-Areas

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

438 SE ALLEN PL, LAKE CITY

COLUMBIA COUNTY PROPERTY		PAGE 2 of 3	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	865,556		
TOTAL MARKET OB/XF VALUE	6,231		
TOTAL LAND VALUE - MARKET	180,180		
TOTAL MARKET VALUE	1,051,967		
SOH/AGL Deduction	9,035		
ASSESSED VALUE	1,042,932		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,042,932		
TOTAL JUST VALUE	1,051,967		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	948,120		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1046/0837	5/13/2005	WD	Q	I	01	659,700
GRANTOR: JAMES W RIGSBY						
GRANTEE: RIGSBY RENTALS INC						
0961/0808	8/29/2002	WD	Q	I		703,600
GRANTOR: VILLA DEMODE LTD						
GRANTEE: JAMES W RIGSBY						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=-2,-33] N33 W10 W57 W57 W24 S33 E148 \$	
BAS=[ORIG=-4,43] N33 W10 W57 W57 W24 S33 E148 \$	
CAN=[ORIG=-150,-33] W14 S6 E162 N6 W148 \$	
CAN=[ORIG=-152,43] W14 S6 E162 N6 W148 \$	
UST=[ORIG=-150,-66] W14 S33 E14 N33 \$	
UST=[ORIG=-152,10] W14 S33 E14 N33 \$	
FOP=[ORIG=-8,-66] N7 W24 S7 E24 \$	
FOP=[ORIG=-69,-66] N7 W24 S7 E24 \$	
FOP=[ORIG=-125,-66] N7 W24 S7 E24 \$	
FOP=[ORIG=-9,10] N7 W24 S7 E24 \$	
FOP=[ORIG=-67,10] N7 W24 S7 E24 \$	
FOP=[ORIG=-119,10] N7 W24 S7 E24 \$	

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

LAND DESCRIPTION													TOTAL OB/XF					0						
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

S DIV: LOTS 1 THRU 6 BLOCK 1  
& LOTS 1 THRU 11 BLOCK 4 LAKE  
FORREST PARK S/D & ALSO THE

RIGSBY RENTALS, INC.  
781 SE CHURCH AVE  
LAKE CITY, FL 32025

**2026**

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BUILDING CHARACTERISTICS		
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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	06	VINYL ASB 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Units		17 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2200	03	12,193	97.4610	61.40	748,650	1968	1968	0	0	5	50.00	45.00

3 M/FAM LOW 0% - 0 Heated Area: 10680 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 3 of 3	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	865,556		
TOTAL MARKET OB/XF VALUE	6,231		
TOTAL LAND VALUE - MARKET	180,180		
TOTAL MARKET VALUE	1,051,967		
SOH/AGL Deduction	9,035		
ASSESSED VALUE	1,042,932		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,042,932		
TOTAL JUST VALUE	1,051,967		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	948,120		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100		1,848	51,060
BAS	2,838	100		2,838	78,414
BAS	5,994	100		5,994	165,614
CAN	357	30		107	2,957
CAN	1,332	30		400	11,052
CAN	1,376	30		413	11,411
FOP	336	30		101	2,790
FOP	336	30		101	2,790
FOP	336	30		101	2,790
FSP	726	40		290	8,013
TOTALS	15,479			12,193	336,892

NEIGHBORHOOD/LOC	870317.00	1.00/
MAP NUM		06
BLD DATE		
XF DATE		
INC DATE		
LGL DATE		
LAND DATE	05/12/2026	MLU
AG DATE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1046/0837	5/13/2005	WD	Q	I	01	659,700
GRANTOR: JAMES W RIGSBY						
GRANTEE: RIGSBY RENTALS INC						
0961/0808	8/29/2002	WD	Q	I		703,600
GRANTOR: VILLA DEMODE LTD						
GRANTEE: JAMES W RIGSBY						

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

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[MULTIPLIER=2;ORIG=0,0] N27 W28 W39 W39 W5 S27 E111 \$												
BAS=[MULTIPLIER=2;ORIG=-150,6] N33 W43 S33 E43 \$												
BAS=[MULTIPLIER=2;ORIG=-111,0] N27 W28 S33 E28 N6 \$												
CAN=[MULTIPLIER=2;ORIG=-111,6] S6 W27 S7 W28 N7 W27 N6 E82 \$												
CAN=[MULTIPLIER=2;ORIG=-111,0] E111 S6 W111 N6 \$												
FSP=[MULTIPLIER=2;ORIG=-139,6] N33 W11 S33 E11 \$												
CAN=[ORIG=-170,-34] S7 E51 N7 W51 \$												
FOP=[MULTIPLIER=2;ORIG=-28,-27] N7 E24 S7 W24 \$												
FOP=[MULTIPLIER=2;ORIG=-67,-27] N7 E24 S7 W24 \$												
FOP=[MULTIPLIER=2;ORIG=-106,-27] N7 E24 S7 W24 \$												

TOTAL OB/XF												
0												