

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

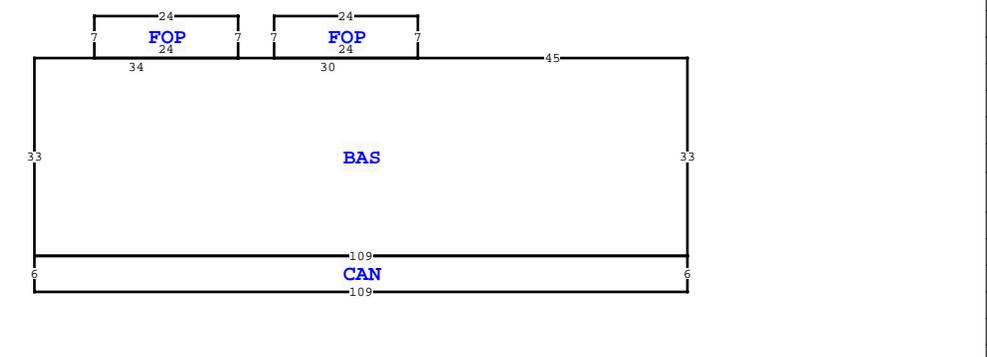
RIGSBY RENTALS, INC.  
781 SE CHURCH AVE  
LAKE CITY, FL 32025

**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	64.70	503,754	1968	1968	0	0	5	50.00	45.00	



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	3,597	100		3,597	104,727
BAS	3,597	100		3,597	104,727
CAN	654	30		196	5,706
CAN	654	30		196	5,706
FOP	168	30		50	1,456
FOP	168	30		50	1,456
FOP	168	30		50	1,456
FOP	168	30		50	1,456
TOTALS	9,174			7,786	226,689

COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		893,039	
TOTAL MARKET OB/XF VALUE		6,231	
TOTAL LAND VALUE - MARKET		90,090	
TOTAL MARKET VALUE		989,360	
SOH/AGL Deduction		0	
ASSESSED VALUE		989,360	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		989,360	
TOTAL JUST VALUE		989,360	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		948,120	
LAND:1:2: ADJ;4 ADJ FOR MULTI FAM			
LAND:1:1: ADJ-3 ADJ FOR SIZE 3 ACRES.			

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						

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	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	

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	1.00	0.65	90,090							

BLD DATE														LGL DATE									
XF DATE														LAND DATE									
INC DATE														AG DATE									
														04/27/2022 MLU									

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[ORIG=0,0] N33 W45 W30 W34 S33 E109 \$													
BAS=[ORIG=1,-62] N33 W45 W30 W34 S33 E109 \$													
CAN=[ORIG=-109,0] S6 E109 N6 W109 \$													
CAN=[ORIG=-108,-62] S6 E109 N6 W109 \$													
FOP=[ORIG=-45,-33] N7 W24 S7 E24 \$													
FOP=[ORIG=-75,-33] N7 W24 S7 E24 \$													
FOP=[ORIG=-46,-95] N7 W24 S7 E24 \$													
FOP=[ORIG=-79,-95] N7 W24 S7 E24 \$													

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

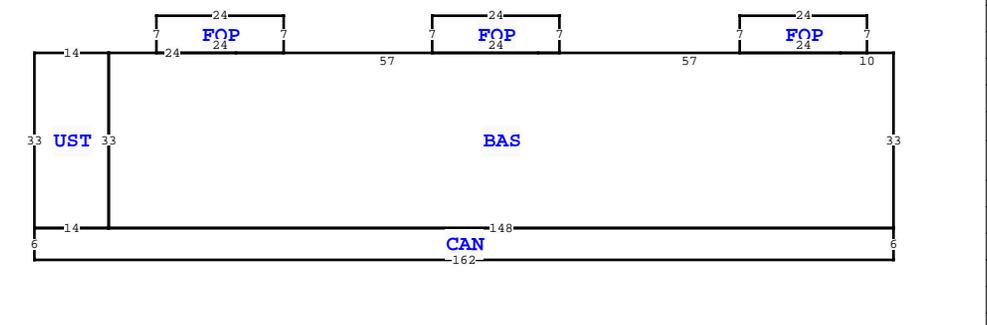
RIGSBY RENTALS, INC.  
 781 SE CHURCH AVE  
 LAKE CITY, FL 32025

**2026**

00-00-00-14220-000  


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	140,659
BAS	4,884	100		4,884	140,659
CAN	972	30		292	8,410
CAN	972	30		292	8,410
FOP	168	30		50	1,440
FOP	168	30		50	1,440
FOP	168	30		50	1,440
FOP	168	30		50	1,440
FOP	168	30		50	1,440
FOP	168	30		50	1,440
TOTALS	13,644			11,068	318,758

\*\* This building has 12 Sub-Areas

BLD DATE	LGL DATE	04/27/2022	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		893,039	
TOTAL MARKET OB/XF VALUE		6,231	
TOTAL LAND VALUE - MARKET		90,090	
TOTAL MARKET VALUE		989,360	
SOH/AGL Deduction		0	
ASSESSED VALUE		989,360	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		989,360	
TOTAL JUST VALUE		989,360	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		948,120	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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GRANTOR: VILLA DEMODE LTD						
GRANTEE: JAMES W RIGSBY						

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

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 \$	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

