

PART OF LOT 9 RIVERS MANOR S/D U  
 SW COR OF SE1/4 OF SE1/4, E 644.  
 OF LOT 1 RIVERS MANOR UNIT I, N

RAYMONT MELISSA/RAYMONT PAUL OWEN  
 3690 SE COUNTRY CLUB RD  
 LAKE CITY, FL 32025

**2026**

01-5S-16-03401-013  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 55,110 TOTAL MARKET VALUE 55,110 SOH/AGL Deduction 20,306 ASSESSED VALUE 34,804 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 34,804 TOTAL JUST VALUE 55,110 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 45,090											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1532/1936 2/03/2025 WD U I 11 100 GRANTOR: RAYMONT MELISSA GRANTEE: RAYMONT MELISSA											
																				BLD DATE LGL DATE XF DATE LAND DATE 04/22/2026 MLU INC DATE AG DATE											
TOTALS																															
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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
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	0000	C	VAC RES	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,110														
REVIEW DATE 04/22/2026 BY MLU Total Acres: 5.01 Total Land Value: 55,110 Market: 0 Agricultural: 0 Common: 55,110 PRINTED 06/08/2026 BY SYS																															