

LOTS 11, 12 & 13 BLOCK 4 BARDIN
454-59, 517-467, 660-55, 660-62,

BLOW RYDERWOOD LLC
PO BOX 1213
LAKE CITY, FL 32056

2026

05-4S-17-07637-001


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 Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 106,326 TOTAL MARKET VALUE 106,326 SOH/AGL Deduction 10,633 ASSESSED VALUE 95,693 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 95,693 TOTAL JUST VALUE 106,326 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 86,994 LAND:2:1: LOTS 1,2 & 11 LAND:1:1: LOTS 12 & 13 BLK 4 BARDIN TER. FF-GRANDV														
DOR CODE 1000 VACANT COMMERCIAL															PERMIT NUM DESCRIPTION AMT ISSUED														
MAP NUM MKT AREA 06																													
NEIGHBORHOOD/LOC 5417.0200 1.00/															SALES DATA														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE					OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE													
										1506/385	1/09/2024	WD Q	I	05	199,000														
GRANTOR: AUDREY BULLARD LLC															GRANTEE: BLOW RYDERWOOD LLC														
GRANTOR: BULLARD AUDREY S															GRANTEE: AUDREY BULLARD LLC														
TOTALS															BLD DATE LGL DATE 05/11/2026 MLU														
EXTRA FEATURES															BUILDING NOTES														
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															BUILDING DIMENSIONS														
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	1000	C	VACANT COMME	0		*CG	0.00	0.00	32,220.00	SF		1.00	1.00	0.60	5.50	3.30	106,326												
REVIEW DATE 05/11/2026 BY MLU															Total Acres: 0.74 Total Land Value: 106,326 Market: 0 Agricultural: 0 Common: 106,326 PRINTED 06/23/2026 BY SYS														