

LOTS 9 & 10 BLOCK 4 BARDIN TERRA
EX COMM INTERS OF E R/W US-41 &
BLOCK 4 FOR POB, RUN S 147.59 FT

BLOW RYDERWOOD LLC
PO BOX 1213
LAKE CITY, FL 32056

2026

05-4S-17-07643-000



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 36,382 TOTAL MARKET VALUE 36,382 SOH/AGL Deduction 0 ASSESSED VALUE 36,382 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 36,382 TOTAL JUST VALUE 36,382 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 36,382											
DOR CODE 1000 VACANT COMMERCIAL																	PERMIT NUM DESCRIPTION AMT ISSUED 21-0152 BUILDING DEMOLITI 06/17/2021											
MAP NUM MKT AREA 06																	SALES DATA OFF RECORD Number DATE TYPE INST Q / 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 1395/0685 9/23/2019 WD Q I 01 40,000 GRANTOR: JERRY W & TARA O COUR GRANTEE: AUDREY BULLARD LLC											
NEIGHBORHOOD/LOC 5417.0200 1.00/																	BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
TOTALS																												
EXTRA FEATURES						1143 SW MAIN BLVD, LAKE CITY																						
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR				
1	1000	C	VACANT COMME	0		CG	107.00	110.00	10,780.00	SF		1.00	1.00	0.75	4.50	3.38	36,382											
REVIEW DATE 01/17/2024 BY TP Total Acres: 0.25 Total Land Value: 36,382 Market: 0 Agricultural: 0 Common: 36,382 PRINTED 05/08/2026 BY SYS																												