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

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.0200 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1143 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	44,468
TOTAL MARKET VALUE	44,468
SOH/AGL Deduction	4,448
ASSESSED VALUE	40,020
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,020
TOTAL JUST VALUE	44,468
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21-0152	BUILDING DEMOLITI		06/17/2021

SALES DATA

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						
1395/0685	9/23/2019	WD	Q	I	01	40,000
GRANTOR: JERRY W & TARA O COUR						
GRANTEE: AUDREY BULLARD LLC						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	107.00	110.00	10,780.00	SF		1.00	1.00	0.75	5.50	4.13	44,468							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 0.25 Total Land Value: 44,468 Market: 0 Agricultural: 0 Common: 44,468 PRINTED 06/22/2026 BY SYS