

LOTS 7, 8 & 9 J R TISON'S S/D.  
780-1757,1758, WD 1379-896, WD 1

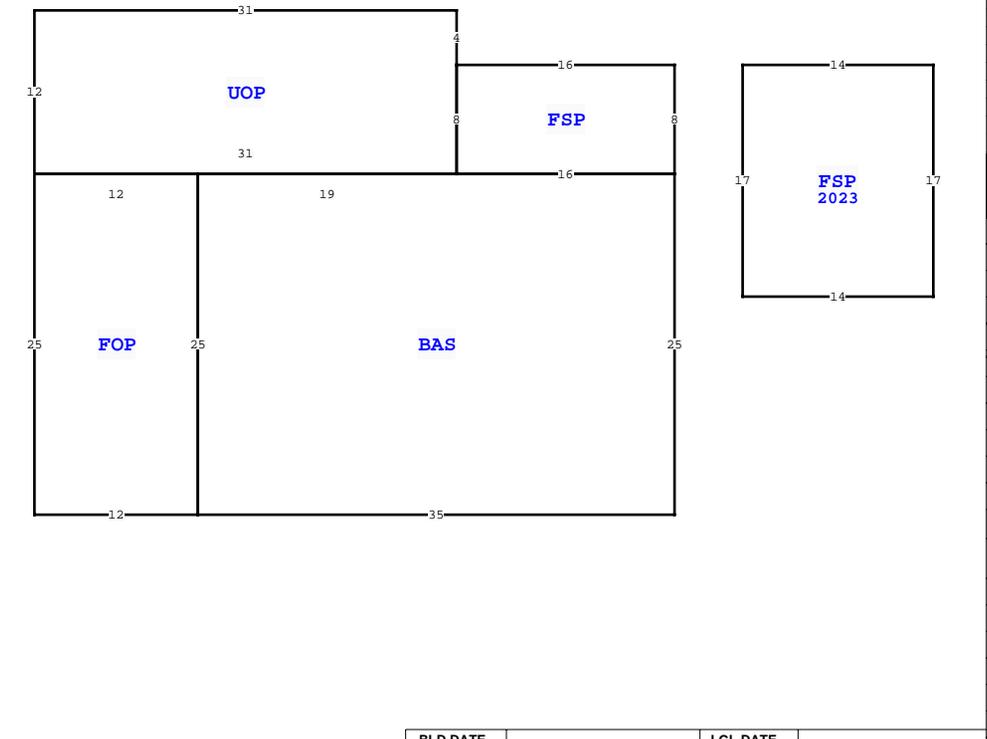
BLOW RYDERWOOD LLC/WILLIAMS ROBERT  
495 SW LAKEVIEW AVE  
LAKE CITY, FL 32025

**2026**

11-2S-15-00012-001  
COLUMBIA COUNTY PROPERTY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0300	01	1,185	124.4400	151.82	179,907	1956	2021	0	0	4.00	96.00



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 03			
NEIGHBORHOOD/LOC	11215.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100		875	127,529
FOP	300	30		90	13,117
FSP	128	40		51	7,433
FSP	238	40	2023	95	13,846
UOP	372	20		74	10,786
TOTALS	1,913			1,185	172,711

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		172,711
TOTAL MARKET OB/XF VALUE		5,400
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		214,111
SOH/AGL Deduction		0
ASSESSED VALUE		214,111
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		214,111
TOTAL JUST VALUE		214,111
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		209,910

LAND:1:1: .69 AC ADJ;4 LOCATION  
SALE:1:1: LOTS 7,8 & 9 TISON'S S/D WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050690	Electrical Servic	0	08/28/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/547	1/13/2023	WD	U	I	35	235,000
GRANTOR: MORGAN TRAVIS						
GRANTEE: BLOW RYDERWOOD LLC						
1433/1169	3/25/2021	WD	Q	I	01	53,000
GRANTOR: HUNTSMAN JAMES H						
GRANTEE: MORGAN TRAVIS						

EXTRA FEATURES		346 NW NULL RD, WHITE SPRINGS													
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	0263	PRCH,USP	0	0 14 17	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
2	0166	CONC,PAVMT	0	0 24 35	840.00	UT	5.00	5.00	100	2015	2015	3	100	4,200	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/07/2026	MLU

**BUILDING NOTES**

BUILDING DIMENSIONS	
BAS=[ORIG=-16,8] W19 S25 E35 N25 W16 \$	
UOP=[ORIG=-16,0] N4 W31 S12 E31 N8 \$	
FOP=[ORIG=-47,8] S25 E12 N25 W12 \$	
FSP=[ORIG=0,0] W16 S8 E16 N8 \$	
FSP=[YR=2023;ORIG=5,0] S17 E14 N17 W14 \$	

LAND DESCRIPTION		TOTAL OB/XF 5,400																						
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	0132	C	SFR RIVER	0		00	0.00	0.00	3.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	36,000							