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

2027

11-2S-15-00012-001

BUILDING CHARACTERISTICS

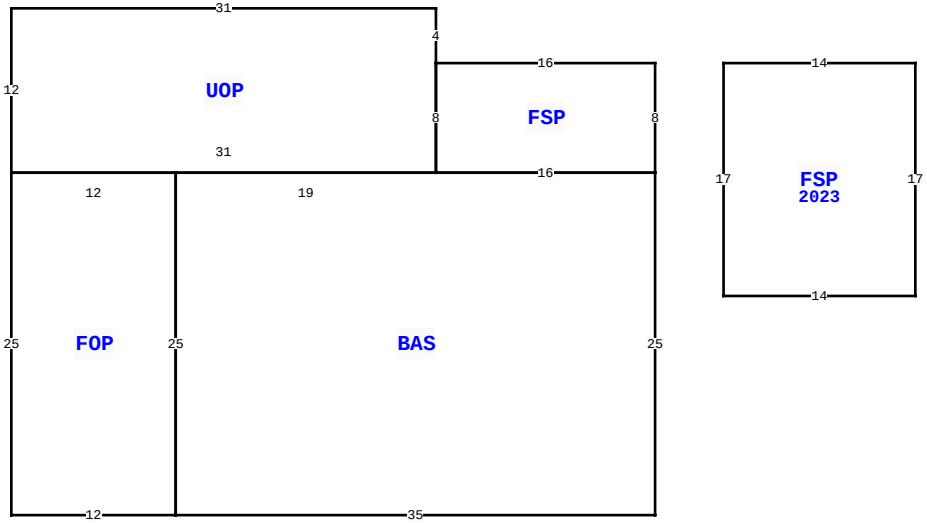
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1.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

MARKET ADJUSTMENTS

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	0	4.00	96.00

1 SFR PILING 0% - 2024 Heated Area: 875 HX Base Yr



346 NW NULL RD, WHITE SPRINGS

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

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
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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	
PREVIOUS YEAR MKT VALUE	214,111

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						

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

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	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							

REVIEW DATE 09/13/2024 BY tommy Total Acres: 0.74 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/17/2026 BY SYS