

BEG NE COR OF SEC, W 3373.63 FT,
629.74 FT, TO W LINE OF NE1/4 OF
FT TO E R/W OF CR 135 SE ALONG R

RICHARDSON LINDA E
294 NW BLUE BIRD GLN
WELLBORN, FL 32094

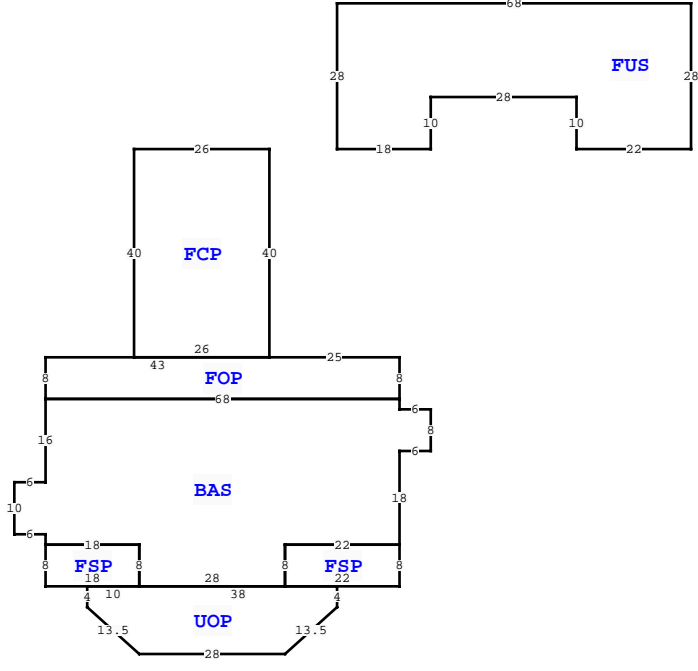
2026

13-3S-15-00174-000



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	10		ABOVE AVG.	100	
Roof Structur	08		IRREGULAR	100	
Roof Cover	12		MODULAR MT	100	
Interior Wall	06		CUST PANEL	100	
Interior Floor	12		HARDWOOD	90	
Interior Floor	14		CARPET	10	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
Bathrooms			2.5	100	
Frame	02		WOOD FRAME	100	
Stories			2.	100	
Architectual Units	05		CONV	100	
Condition Adj	03		0	100	
Kitchen Adjus	01		01	100	
Quality	07		07		
DOR CODE	5000 IMPROVED AG				
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	13315.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,236	100		2,236	268,309
FCP	1,040	25		260	31,198
FOP	544	30		163	19,559
FSP	144	40		58	6,960
FSP	176	40		70	8,400
FUS	1,624	100		1,624	194,872
UOP	534	20		107	12,840
TOTALS	6,298			4,518	542,138

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SINGLE FAM	100%	-	2026	Heated Area: 3860					HX Base Yr 2026		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			542,138
TOTAL MARKET OB/XF VALUE			57,595
TOTAL LAND VALUE - MARKET			944,865
TOTAL MARKET VALUE			661,615
SOH/AGL Deduction			0
ASSESSED VALUE			661,615
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			610,204
TOTAL JUST VALUE			1,544,598
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,551,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050753	Roof Replacement	38,000	09/06/2024
27326	M H	375	09/09/2008
24663	GARAGE	160	06/23/2006
19399	SFR	632	04/09/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/163	7/08/2025	LE	U	I	14	100
GRANTOR: RICHARDSON LINDA E (E)						
GRANTEE: RICHARDSON GEORGE R						
1544/156	7/08/2025	TR	U	I	11	100
GRANTOR: GEORGE W RICHARDSON J						
GRANTEE: RICHARDSON LINDA E						

EXTRA FEATURES																
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	0030	BARN,MT	0	100	30	50	UT	5.29	5.29	70	0	0	3	70	5,555	
2	0030	BARN,MT	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0180	FPLC 1STRY	0	100	0	0	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	
5	0030	BARN,MT	0	100	0	0	UT	0.00	0.00	100	2008	2008	3	100	22,000	
6	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0260	PAVEMENT-A	0	100	0	0	UT	1.30	1.30	100	2016	2016	3	100	16,640	
8	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	3,000	

TOTAL OB/XF												
57,595												

LAND DESCRIPTION																								
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	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	184.17	AC		1.00	1.00	1.00	281.00	281.00	51,752							
3	5700	A	TIMBER 4	0		A-1	0.00	0.00	24.80	AC		1.00	1.00	1.00	227.00	227.00	5,630							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	208.97	AC		1.00	1.00	1.00	4,500.00	4,500.00	940,365							

TOTAL OB/XF												
57,595												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W6 N2 W68 S16 W6 S10 E6 S2 E18 S8 E28 N8 E22 N18 E6 N8 \$												
FUS=[ORIG=50,-50] N28 W68 S28 E18 N10 E28 S10 E22 \$												
FCP=[ORIG=-31,-10] N40 W26 S40 E26 \$												
FOP=[ORIG=-6,-2] N8 W25 W43 S8 E68 \$												
UOP=[ORIG=-56,34] W10 S4 D9R10 E28 U9R10 N4 W38 \$												
FSP=[ORIG=-28,34] E22 N8 W22 S8 \$												
FSP=[ORIG=-74,26] S8 E18 N8 W18 \$												