LOT 22 HI-DRI ACRES UNIT 1.
351-439, 825-1745, 879-47, WD 11

RICHARDSON AMANDA/LABRUNO KEVIN
185 SW FINCH WAY
LAKE CITY, FL 32024

2027

15-5S-16-03623-022

BUILDING CHARACTERISTICS

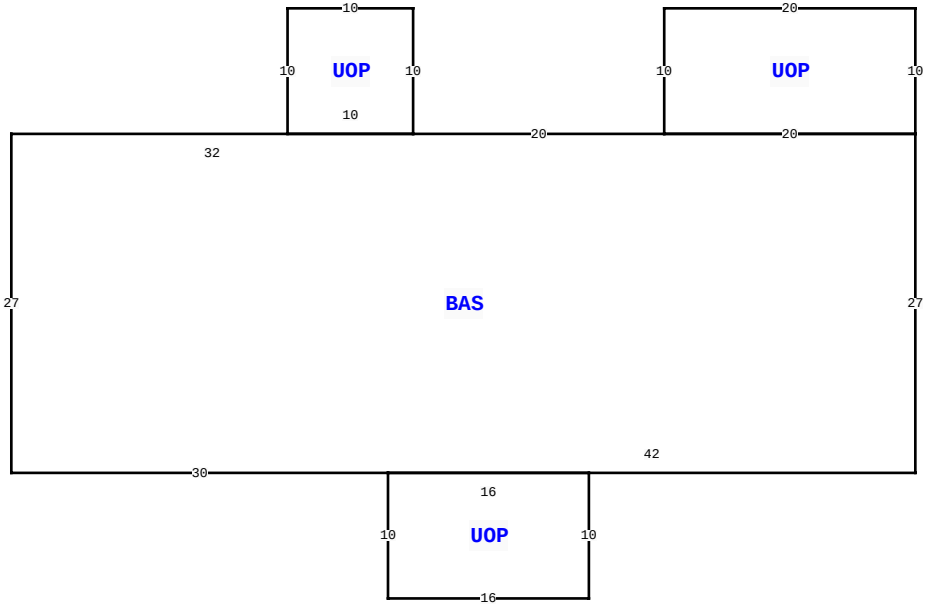
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100		1,944	103,723
UOP	100	25		25	1,334
UOP	160	25		40	2,134
UOP	200	25		50	2,668
TOTALS	2,404			2,059	109,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,059	104.3100	97.01	199,744	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 1944 HX Base Yr 2026



185 SW FINCH WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2019	2019	3	100	2,500	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	700	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
5	0030	BARN,MT	0	100	0	0	1.00	UT	6,400.00	6,400.00	100	2026	2025		100	6,400	
6	0060	CARPORT F	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2026	2025		100	3,200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	109,859
TOTAL MARKET OB/XF VALUE	22,000
TOTAL LAND VALUE - MARKET	24,800
TOTAL MARKET VALUE	156,659
SOH/AGL Deduction	0
ASSESSED VALUE	156,659
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	105,248
TOTAL JUST VALUE	156,659
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26881	M H	562	03/27/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1428/674	1/15/2021	QC	U	I	11	100
GRANTOR: RICHARDSON WESLEY						
GRANTEE: RICHARDSON AMANDA						
1294/0579	4/30/2015	WD	U	I	12	40,000
GRANTOR: CHRISTIANA TRUST						
GRANTEE: WESLEY RICHARDSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N10 W10 S10 E10$ W32 S27 E30 UOP= S10 E16 N10 W16$ E42 N27 UOP= N10 W20 S10 E20$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 22,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.55	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,800							

REVIEW DATE 02/12/2026 BY KS Total Acres: 1.55 Total Land Value: 24,800 Market: 0 Agricultural: 0 Common: 24,800 PRINTED 11/17/2026 BY SYS