

LOT 11 SUWANNEE HIGHLANDS S/D.
851-552, 853-1603, 884-2280, 899

RICHARDSON MICAH/RICHARDSON ASHLEY R COOK
170 NW LANDRESS TER
LAKE CITY, FL 32055

2026

16-2S-16-01631-011
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			03		
		16216.010	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	69,031
FOP	48	35		17	1,019
TOTALS	1,200			1,169	70,050

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,169	115.9000	108.95	127,363	1984	2000	0	0	45.00	55.00
1 MANUF 1 100% - 2019			Heated Area: 1152			HX Base Yr 2019					
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>48</p> <p>24</p> <p>24</p> <p>28</p> <p>20</p> <p>8</p> <p>6</p> <p>6</p> <p>8</p> <p>BAS</p> <p>FOP</p> </div>											
170 NW LANDRESS TER, LAKE CITY				BLD DATE		LGL DATE	05/07/2026	MLU			
				XF DATE		LAND DATE					
				INC DATE		AG DATE					

VALUATION BY		STANDARD	
VALUATION SUMMARY			
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			70,050
TOTAL MARKET OB/XF VALUE			7,500
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			95,550
SOH/AGL Deduction			52,475
ASSESSED VALUE			43,075
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			18,075
TOTAL JUST VALUE			95,550
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			91,550
SALE:4:1: 1984 DW MH INCL			
SALE:1:1: FROM ONE CO-OWNER TO THE OTHER			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
13096	M H	125	08/25/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/1958	6/18/2018	WD	Q	I	01	46,000
GRANTOR: LLOYD ADAMS						
GRANTEE: MICAH RICHARDSON &						
0963/0686	9/24/2002	WD	Q	I	03	17,500
GRANTOR: DERRICK L WILLIAMS						
GRANTEE: LLOYD ADAMS						

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	0041	BARN,MACH	0	100	0	0	0	0	0.00	100	2017	2017	3	100	200	
2	9945	Well/Sept	0	100	0	0	0	0	7,000.00	100			3	100	7,000	
3	0120	CLFENCE	4	0	100	0	0	0	300.00	100	2023	2022		100	300	
TOTAL OB/XF												7,500				

BUILDING NOTES											
BAS= W48 S24 E20 FOP= S6 E8 N6 W8\$ E28 N24\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							