BEG NW COR OF SEC, RUN E 2138.34
DEED,2381.99 FT PER CALC SURVEY)
97.29 FT, SW ALONG ARC OF CURVE

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

2027

18-3S-16-02177-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	18316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

184 NW JOLYN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	999,000
TOTAL MARKET VALUE	67,345
SOH/AGL Deduction	0
ASSESSED VALUE	67,345
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,345
TOTAL JUST VALUE	1,004,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,004,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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 LINDA E						
1544/156	7/08/2025	TR	U	I	11	100
GRANTOR: GEORGE W RICHARDSON J						
GRANTEE: RICHARDSON LINDA E						

BUILDING NOTES

BUILDING DIMENSIONS

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	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	185.00	AC		1.00	1.00	1.00	281.00	281.00	51,985							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	37.00	AC		1.00	1.00	1.00	280.00	280.00	10,360							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	222.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	999,000							

REVIEW DATE 01/31/2023 BY KS Total Acres: 222.00 Total Land Value: 62,345 Market: 999,000 Agricultural: 62,345 Common: 0 PRINTED 11/17/2026 BY SYS