

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

2026

18-3S-16-02177-001


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD 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																																																										
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																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1544/163</td> <td>7/08/2025</td> <td>LE</td> <td>U</td> <td>I</td> <td>14</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: RICHARDSON LINDA E (E)</td> </tr> <tr> <td colspan="7">GRANTEE: RICHARDSON LINDA E</td> </tr> <tr> <td>1544/156</td> <td>7/08/2025</td> <td>TR</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: GEORGE W RICHARDSON J</td> </tr> <tr> <td colspan="7">GRANTEE: RICHARDSON LINDA E</td> </tr> </tbody> </table>										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						
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TOTALS EXTRA FEATURES 184 NW JOLYN CT, LAKE CITY										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/16/2023 MLU																																																										
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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000																																																															
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 06/08/2026 BY SYS																																																													