COMM NW COR OF NE1/4, RUN E 399.
S 32 DG E 520.70 FT, S 1207.22 F
RUN E 777.92 FT, S 197.31 FT, CO

RICHARDS FAMILY TRUST
4875 W US HIGHWAY 90
LAKE CITY, FL 32055

2026

18-3S-16-02177-114

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	18316.010 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

659 NW WOODLANDS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	23,200
TOTAL LAND VALUE - MARKET	85,586
TOTAL MARKET VALUE	108,786
SOH/AGL Deduction	13,091
ASSESSED VALUE	95,695
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,695
TOTAL JUST VALUE	108,786
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,281

SALE:2:1: 10.41 AC

SALE:1:1: RETURNED TO FORMER OWNER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35701	M H	447	08/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/2302	5/17/2019	WD	U	I	11	100
GRANTOR: GEORGE D & BARBARA RI						
GRANTEE: GEORGE D & BARBARA						
1298/1842	7/29/2015	WD	Q	I	01	62,500
GRANTOR: GORDON D PERKINS IV						
GRANTEE: GEORGE D & BARBARA						

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	0210	GARAGE U	0	0	25	34	850.00	UT	18.00	18.00	100	2002	2002	3	100	15,300	
2	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2005	2005	3	100	900	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 23,200

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	0700	C	MISC RES	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	0.90	9,500.00	8,550.00	85,586							

REVIEW DATE 01/31/2023 BY KS Total Acres: 10.01 Total Land Value: 85,586 Market: 0 Agricultural: 0 Common: 85,586 PRINTED 06/22/2026 BY SYS