COMM NW COR OF SW1/4 OF SE1/4,
RUN S 42.28 FT FOR POB, CONT S
1219.44 FT TO N R/W MERSHON

RICHARDSON WESLEY KARL
7722 N US HIGHWAY 441
LAKE CITY, FL 32055

2026

20-2S-17-04755-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	20216.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	07/27/2022 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	147,700
TOTAL MARKET VALUE	8,282
SOH/AGL Deduction	0
ASSESSED VALUE	8,282
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,282
TOTAL JUST VALUE	147,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1087/2139	6/19/2006	QC	Q	V	01	100
GRANTOR: JOY RICHARDSON						
GRANTEE: WESLEY KARL RICHARD						
0962/1076	9/12/2002	WD	Q	V		64,000
GRANTOR: P CROMER, D SPRADLEY						
GRANTEE: WESLEY & JOY RICHAR						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	18.54	AC		1.00	1.00	1.00	280.00	280.00	5,191							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	11.00	AC		1.00	1.00	1.00	281.00	281.00	3,091							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	29.54	AC		1.00	1.00	1.00	5,000.00	5,000.00	147,700							

REVIEW DATE 05/18/2026 BY MLU Total Acres: 29.54 Total Land Value: 8,282 Market: 147,700 Agricultural: 8,282 Common: 0 PRINTED 06/10/2026 BY SYS