

COMM AT SW COR SEC, N 47.35 FT,  
POB, RUN N 1286.09 FT, E 659.88  
FT, W 659.88 FT TO POB.

RICHARDS FAMILY TRUST  
4875 W US HIGHWAY 90  
LAKE CITY, FL 32055-5127

**2026**

21-6S-17-09716-001  


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									
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 165,580 <b>TOTAL MARKET VALUE</b> 5,454 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 5,454 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 5,454 <b>TOTAL JUST VALUE</b> 165,580 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 97,400											
DOR CODE 6200 PASTURE CLS33																															
MAP NUM MKT AREA 02																															
NEIGHBORHOOD/LOC 21617.00 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU											
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															
																	<b>BUILDING NOTES</b>														
																	<b>BUILDING DIMENSIONS</b>														
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	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	19.48	AC		1.00	1.00	1.00	280.00	280.00	5,454														
2	9910	M	MKT.VAL.AG	0			0.00	0.00	19.48	AC		1.00	1.00	1.00	8,500.00	8,500.00	165,580														
REVIEW DATE 05/07/2026 BY MLU Total Acres: 19.48 Total Land Value: 5,454 Market: 165,580 Agricultural: 5,454 Common: 0 PRINTED 06/09/2026 BY SYS																															