

COMM SW COR OF SE1/4 OF NW1/4, R
E 307.21 FT FOR POB, RUN N 15.81
FT, S 19.69 FT, E 771.72 FT TO E

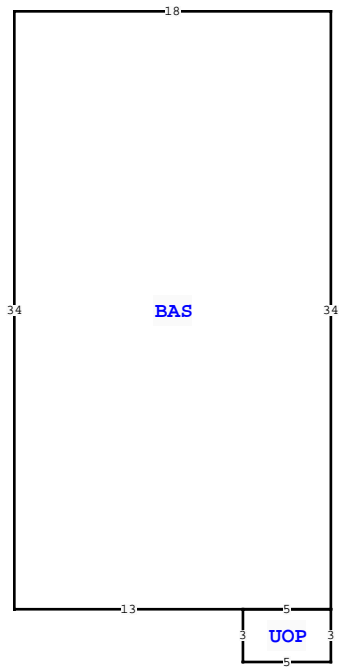
RIGSBY RENTALS INC
781 SE CHURCH AVE
LAKE CITY, FL 32025

2026

22-4S-17-08697-001


ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	04	SINGLE SID	100			
Roof Structur	03	GABLE/HIP	100			
Roof Cover	03	COMP SHNGL	100			
Interior Wall	02	WALL BD/WD	100			
Interior Floo	09	PINE WOOD	100			
Air Condition	01	NONE	100			
Heating Type	01	NONE	100			
Bedrooms		2	100			
Bathrooms		1	100			
Frame	01	NONE	100			
Stories	1.	1.	100			
Architectual	05	CONV	100			
Units		0	100			
Condition Adj	01	01	100			
Kitchen Adjus	01	01	100			
Quality	01	01				
DOR CODE	2802MH PARK					
MAP NUM		MKT AREA				02
NEIGHBORHOOD/LOC	22417.00 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	612	100		612	10,376	
UOP	15	20		3	51	
TOTALS	627			615	10,427	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
1	SINGLE FAM	0%	0										Heated Area: 612	HX Base Yr



BAS

UOP

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				05/06/2026	MLU

COLUMBIA COUNTY PROPERTY				PAGE 1 of 21	3	
VALUATION BY		STANDARD				
Tax Group: 3	Tax Dist:					
BUILDING MARKET VALUE			323,373			
TOTAL MARKET OB/XF VALUE			77,400			
TOTAL LAND VALUE - MARKET			75,960			
TOTAL MARKET VALUE			476,733			
SOH/AGL Deduction			28,596			
ASSESSED VALUE			448,137			
TOTAL EXEMPTION VALUE			0			
BASE TAXABLE VALUE			448,137			
TOTAL JUST VALUE			476,733			
NCON VALUE			0			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			464,073			
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000048868	Electrical Servic	0	12/15/2023			
35260	RECONNECT	75	05/03/2017			
22093	M H	250	07/16/2004			
20443	M H	125	02/21/2003			
20443	M H	125	02/21/2003			
20443	M H	125	02/21/2003			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1077/2428	3/10/2006	WD	Q	I	01	100
GRANTOR: JAMES W RIGSBY						
GRANTEE: RIBSBY RENTALS INC						
0983/2494	5/16/2003	WD	Q	I		332,500
GRANTOR: JOHN & JOYCE WINDHAM						
GRANTEE: JAMES W RIGSBY						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W18 S34 E13 UOP= S3 E5 N3 W5\$ E5 N34\$.						

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			
1	0259	MHP HOOKUP	0	0	0	0		18.00	UT	4,300.00	4,300.00	100	0	0	3	100	77,400	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	2810	C	MH PARK	0		A-1	0.00	0.00	6.33	AC		1.00	1.00	1.00	12,000.00	12,000.00	75,960							

COMM SW COR OF SE1/4 OF NW1/4, R
E 307.21 FT FOR POB, RUN N 15.81
FT, S 19.69 FT, E 771.72 FT TO E

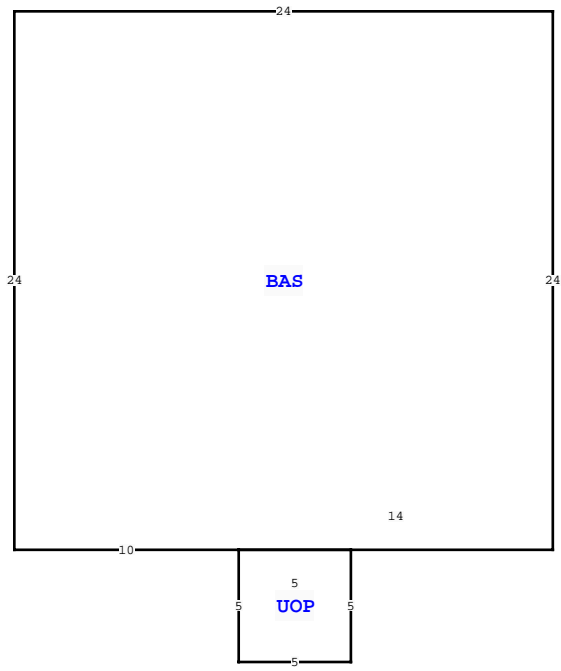
RIGSBY RENTALS INC
781 SE CHURCH AVE
LAKE CITY, FL 32025

2026

22-4S-17-08697-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	14	CARPET 90	
Interior Floo	06	VINYL ASB 10	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	576	100	
UOP	25	20	
TOTALS	601		581 23,456

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	581	55.4512	62.11	36,086	1950	1950	0	0	35.00	65.00	
2 SINGLE FAM 0% - 0 Heated Area: 576 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 2 of 21	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			323,373
TOTAL MARKET OB/XF VALUE			77,400
TOTAL LAND VALUE - MARKET			75,960
TOTAL MARKET VALUE			476,733
SOH/AGL Deduction			28,596
ASSESSED VALUE			448,137
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			448,137
TOTAL JUST VALUE			476,733
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			464,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7586	M H	60	09/14/1993
7586	M H	60	09/14/1993
7586	M H	60	09/14/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1077/2428	3/10/2006	WD	Q	I	01	100
GRANTOR: JAMES W RIGSBY						
GRANTEE: RIBSBY RENTALS INC						
0983/2494	5/16/2003	WD	Q	I		332,500
GRANTOR: JOHN & JOYCE WINDHAM						
GRANTEE: JAMES W RIGSBY						

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

TOTAL OB/XF												
0												

BUILDING NOTES												
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BUILDING DIMENSIONS
BAS= W24 S24 E10 UOP= S5 E5 N5 W5\$ E14N24\$.

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

