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

2027

22-4S-17-08697-001

BUILDING CHARACTERISTICS

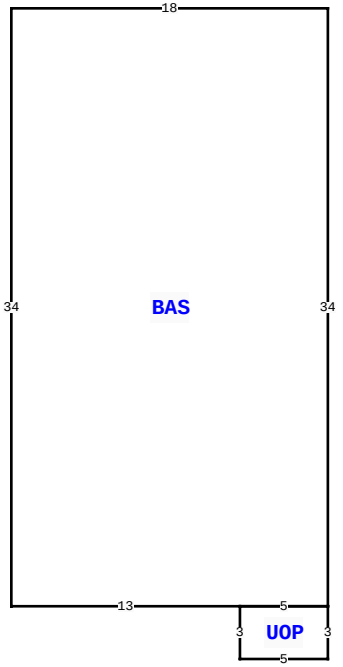
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH 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	10,190
UOP	15	20		3	50
TOTALS	627			615	10,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	615	43.2480	47.57	29,256	1950	1950	0	0	30	35.00	35.00

1 SINGLE FAM 0% - 0 Heated Area: 612 HX Base Yr



122 SE WHEAT DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 21 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	323,132
TOTAL MARKET OB/XF VALUE	77,400
TOTAL LAND VALUE - MARKET	75,960
TOTAL MARKET VALUE	476,492
SOH/AGL Deduction	0
ASSESSED VALUE	476,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	476,492
TOTAL JUST VALUE	476,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056796	Roof Replacement	7,500	10/15/2026
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

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

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	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 77,400

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	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							

REVIEW DATE 10/30/2026 BY chuck Total Acres: 6.33 Total Land Value: 75,960 Market: 0 Agricultural: 0 Common: 75,960 PRINTED 11/17/2026 BY SYS

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

2027

22-4S-17-08697-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	2802	MH PARK

MAP NUM | MKT AREA 02

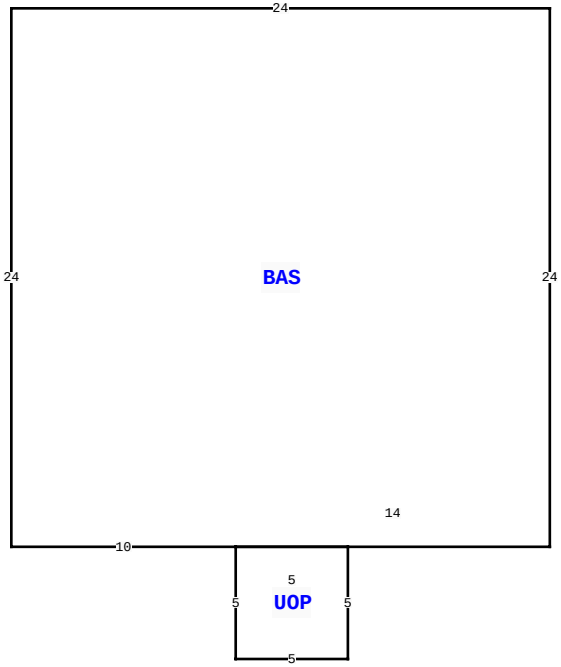
NEIGHBORHOOD/LOC 22417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	24,606
UOP	25	20		5	214
TOTALS	601			581	24,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	581	59.7442	65.72	38,183	1950	1950	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 576 HX Base Yr



122 SE WHEAT DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 21 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	323,132
TOTAL MARKET OB/XF VALUE	77,400
TOTAL LAND VALUE - MARKET	75,960
TOTAL MARKET VALUE	476,492
SOH/AGL Deduction	0
ASSESSED VALUE	476,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	476,492
TOTAL JUST VALUE	476,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20443	M H	125	02/21/2003
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S24 E10 UOP= S5 E5 N5 W5$ E14N24$.

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

REVIEW DATE 10/30/2026 BY chuck Total Acres: 6.33 Total Land Value: 75,960 Market: 0 Agricultural: 0 Common: 75,960 PRINTED 11/17/2026 BY SYS

COMM SW COR OF SE1/4 OF NW1/4, R
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FT, S 19.69 FT, E 771.72 FT TO E

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781 SE CHURCH AVE
LAKE CITY, FL 32025

2027

22-4S-17-08697-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
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	2802	MH PARK

MAP NUM | MKT AREA 02

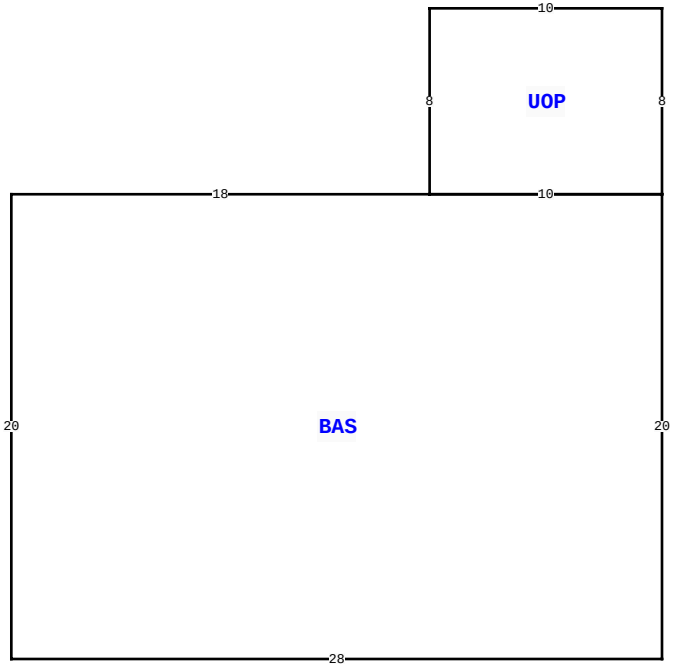
NEIGHBORHOOD/LOC 22417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100		560	24,639
UOP	80	20		16	704
TOTALS	640			576	25,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	576	61.5330	67.69	38,989	1969	1969	0	0	0	35.00	65.00

3 SINGLE FAM 0% - 0 Heated Area: 560 HX Base Yr



122 SE WHEAT DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	323,132
TOTAL MARKET OB/XF VALUE	77,400
TOTAL LAND VALUE - MARKET	75,960
TOTAL MARKET VALUE	476,492
SOH/AGL Deduction	0
ASSESSED VALUE	476,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	476,492
TOTAL JUST VALUE	476,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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 S20 E28 N20 UOP= N8W10 S8 E10$ W10$.

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

REVIEW DATE 10/30/2026 BY chuck Total Acres: 6.33 Total Land Value: 75,960 Market: 0 Agricultural: 0 Common: 75,960 PRINTED 11/17/2026 BY SYS

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

2027

22-4S-17-08697-001

BUILDING CHARACTERISTICS

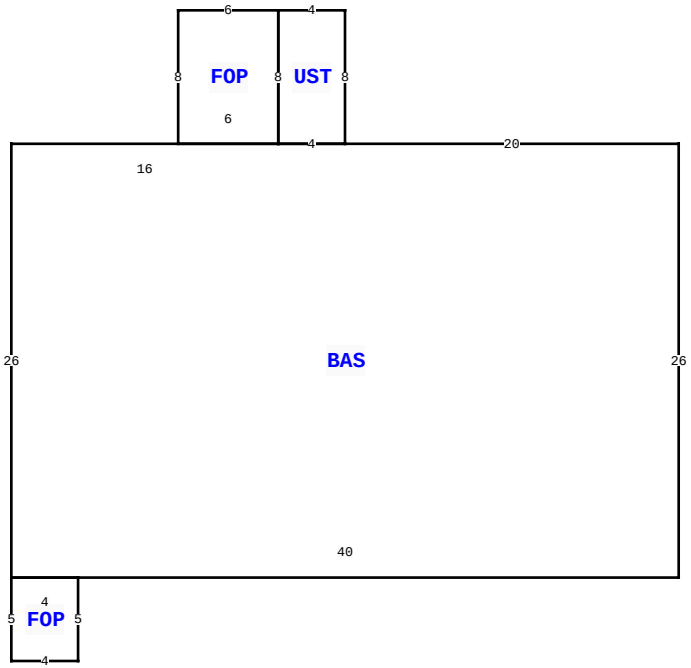
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	2802	MH 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	1,040	100		1,040	51,201
FOP	20	30		6	295
FOP	48	30		14	689
UST	32	45		14	689
TOTALS	1,140			1,074	52,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,074	68.8500	75.74	81,345	1950	1950	0	0	0	35.00	65.00

4 SINGLE FAM 0% - 0 Heated Area: 1040 HX Base Yr



122 SE WHEAT DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 21 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	323,132
TOTAL MARKET OB/XF VALUE	77,400
TOTAL LAND VALUE - MARKET	75,960
TOTAL MARKET VALUE	476,492
SOH/AGL Deduction	0
ASSESSED VALUE	476,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	476,492
TOTAL JUST VALUE	476,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W20 UST= N8 W4 S8 E4$ W4 FOP= N8 W6 S8 E6$ W16 S26 FOP= S5 E4 N5 W4$ E40 N26$.

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

REVIEW DATE 10/30/2026 BY chuck Total Acres: 6.33 Total Land Value: 75,960 Market: 0 Agricultural: 0 Common: 75,960 PRINTED 11/17/2026 BY SYS

COMM SW COR OF SE1/4 OF NW1/4, R
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FT, S 19.69 FT, E 771.72 FT TO E

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781 SE CHURCH AVE
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2027

22-4S-17-08697-001

BUILDING CHARACTERISTICS

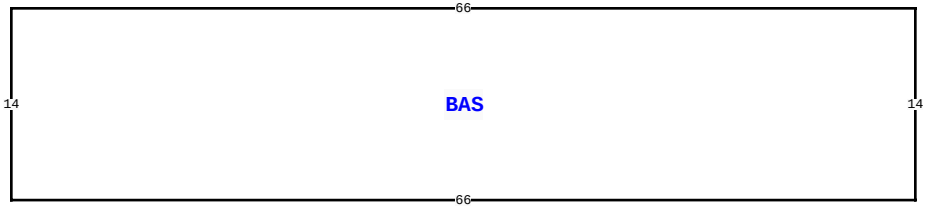
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH 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	924	100		924	14,621
TOTALS	924			924	14,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	65.9400	39.56	36,553	1987	1987	0	0	0	60.00	40.00

5 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



122 SE WHEAT DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	323,132
TOTAL MARKET OB/XF VALUE	77,400
TOTAL LAND VALUE - MARKET	75,960
TOTAL MARKET VALUE	476,492
SOH/AGL Deduction	0
ASSESSED VALUE	476,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	476,492
TOTAL JUST VALUE	476,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W66 S14 E66 N14$.

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

REVIEW DATE 10/30/2026 BY chuck Total Acres: 6.33 Total Land Value: 75,960 Market: 0 Agricultural: 0 Common: 75,960 PRINTED 11/17/2026 BY SYS

COMM SW COR OF SE1/4 OF NW1/4, R
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FT, S 19.69 FT, E 771.72 FT TO E

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BUILDING CHARACTERISTICS

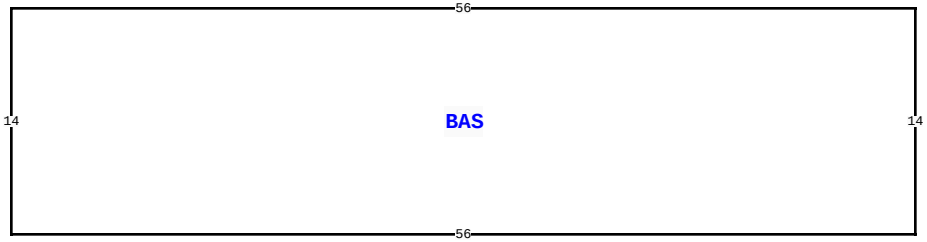
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH 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	784	100		784	12,406
TOTALS	784			784	12,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	65.9400	39.56	31,015	1988	1988	0	0	0	60.00	40.00

6 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



122 SE WHEAT DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 6 of 21 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	323,132
TOTAL MARKET OB/XF VALUE	77,400
TOTAL LAND VALUE - MARKET	75,960
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ASSESSED VALUE	476,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	476,492
TOTAL JUST VALUE	476,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W56 S14 E56 N14$.

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

REVIEW DATE 10/30/2026 BY chuck Total Acres: 6.33 Total Land Value: 75,960 Market: 0 Agricultural: 0 Common: 75,960 PRINTED 11/17/2026 BY SYS

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

2027

22-4S-17-08697-001

BUILDING CHARACTERISTICS

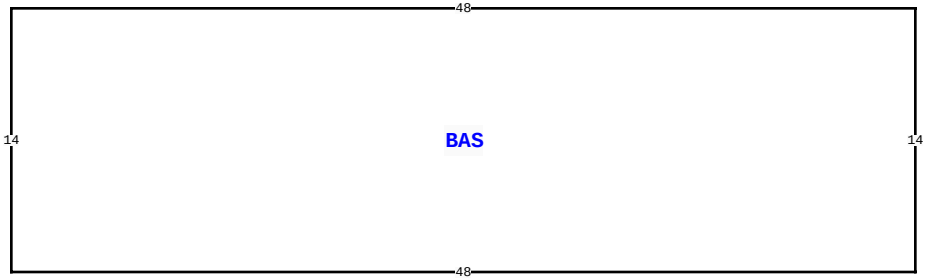
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH 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	672	100		672	10,440
TOTALS	672			672	10,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	64.7400	38.84	26,100	1985	1985	0	0	0	60.00	40.00

8 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



122 SE WHEAT DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	323,132
TOTAL MARKET OB/XF VALUE	77,400
TOTAL LAND VALUE - MARKET	75,960
TOTAL MARKET VALUE	476,492
SOH/AGL Deduction	0
ASSESSED VALUE	476,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	476,492
TOTAL JUST VALUE	476,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W48 S14 E48 N14$.

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

REVIEW DATE 10/30/2026 BY chuck Total Acres: 6.33 Total Land Value: 75,960 Market: 0 Agricultural: 0 Common: 75,960 PRINTED 11/17/2026 BY SYS

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

2027

22-4S-17-08697-001

BUILDING CHARACTERISTICS

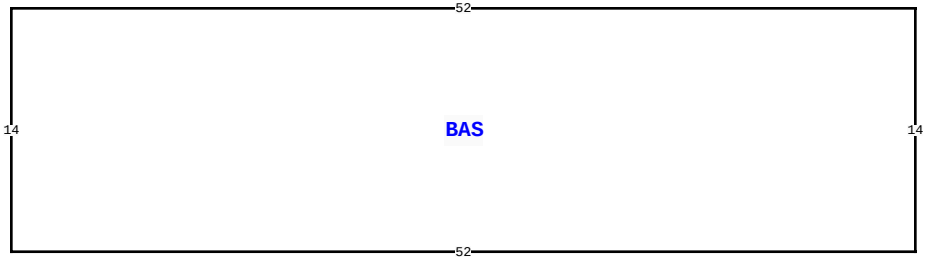
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH 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	728	100		728	11,520
TOTALS	728			728	11,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	728	65.9400	39.56	28,800	1986	1986	0	0	0	60.00	40.00

9 MOBILE HME 0% - 0 Heated Area: 728 HX Base Yr



122 SE WHEAT DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 8 of 21 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	323,132
TOTAL MARKET OB/XF VALUE	77,400
TOTAL LAND VALUE - MARKET	75,960
TOTAL MARKET VALUE	476,492
SOH/AGL Deduction	0
ASSESSED VALUE	476,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	476,492
TOTAL JUST VALUE	476,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W52 S14 E52 N14$.

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

REVIEW DATE 10/30/2026 BY chuck Total Acres: 6.33 Total Land Value: 75,960 Market: 0 Agricultural: 0 Common: 75,960 PRINTED 11/17/2026 BY SYS

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781 SE CHURCH AVE
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2027

22-4S-17-08697-001

BUILDING CHARACTERISTICS

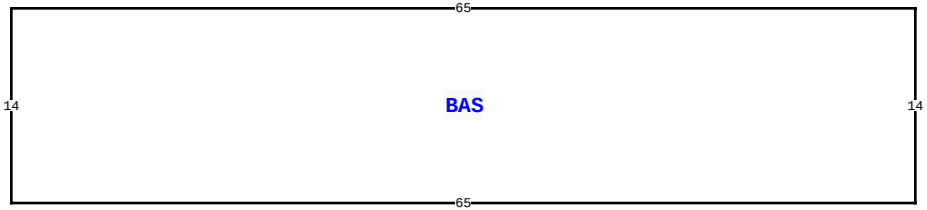
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH 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	910	100		910	9,719
TOTALS	910			910	9,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	910	59.3400	35.60	32,396	1983	1983	0	0	10	60.00	30.00

10 MOBILE HME 0% - 0 Heated Area: 910 HX Base Yr



122 SE WHEAT DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 9 of 21 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	323,132
TOTAL MARKET OB/XF VALUE	77,400
TOTAL LAND VALUE - MARKET	75,960
TOTAL MARKET VALUE	476,492
SOH/AGL Deduction	0
ASSESSED VALUE	476,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	476,492
TOTAL JUST VALUE	476,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W65 S14 E65 N14$.

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

REVIEW DATE 10/30/2026 BY chuck Total Acres: 6.33 Total Land Value: 75,960 Market: 0 Agricultural: 0 Common: 75,960 PRINTED 11/17/2026 BY SYS

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FT, S 19.69 FT, E 771.72 FT TO E

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2027

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BUILDING CHARACTERISTICS

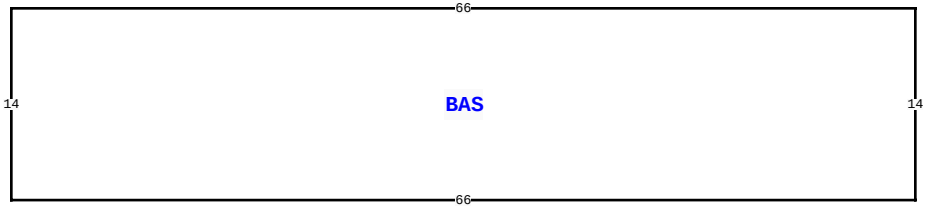
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH 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	924	100		924	13,956
TOTALS	924			924	13,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	62.9400	37.76	34,890	1984	1984	0	0	0	60.00	40.00

11 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



122 SE WHEAT DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 10 of 21 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	323,132
TOTAL MARKET OB/XF VALUE	77,400
TOTAL LAND VALUE - MARKET	75,960
TOTAL MARKET VALUE	476,492
SOH/AGL Deduction	0
ASSESSED VALUE	476,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	476,492
TOTAL JUST VALUE	476,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W66 S14 E66 N14$.

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

REVIEW DATE 10/30/2026 BY chuck Total Acres: 6.33 Total Land Value: 75,960 Market: 0 Agricultural: 0 Common: 75,960 PRINTED 11/17/2026 BY SYS

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FT, S 19.69 FT, E 771.72 FT TO E

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BUILDING CHARACTERISTICS

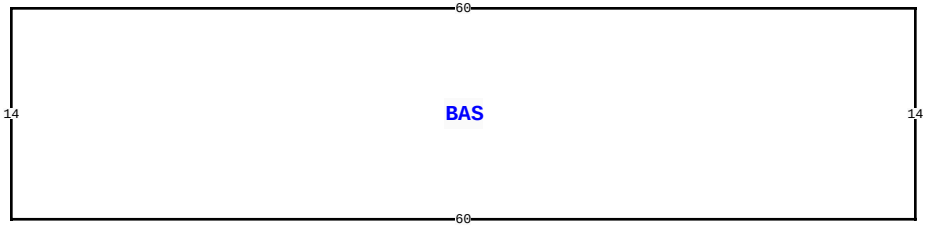
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH 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	840	100		840	9,153
TOTALS	840			840	9,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	840	60.5400	36.32	30,509	1977	1977	0	0	10	60.00	30.00

12 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr



122 SE WHEAT DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 11 of 21 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	323,132
TOTAL MARKET OB/XF VALUE	77,400
TOTAL LAND VALUE - MARKET	75,960
TOTAL MARKET VALUE	476,492
SOH/AGL Deduction	0
ASSESSED VALUE	476,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	476,492
TOTAL JUST VALUE	476,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W60 S14 E60 N14$.

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

REVIEW DATE 10/30/2026 BY chuck Total Acres: 6.33 Total Land Value: 75,960 Market: 0 Agricultural: 0 Common: 75,960 PRINTED 11/17/2026 BY SYS

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BUILDING CHARACTERISTICS

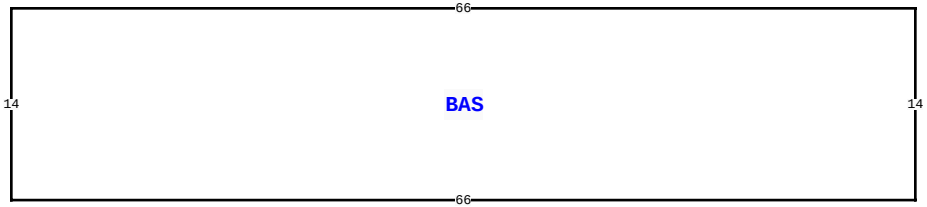
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Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
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Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH 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	924	100		924	13,823
TOTALS	924			924	13,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	62.3400	37.40	34,558	1983	1983	0	0	0	60.00	40.00

13 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



122 SE WHEAT DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 12 of 21 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	323,132
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ASSESSED VALUE	476,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	476,492
TOTAL JUST VALUE	476,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: RIBSBY RENTALS INC						
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GRANTOR: JOHN & JOYCE WINDHAM						
GRANTEE: JAMES W RIGSBY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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

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FT, S 19.69 FT, E 771.72 FT TO E

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22-4S-17-08697-001

BUILDING CHARACTERISTICS

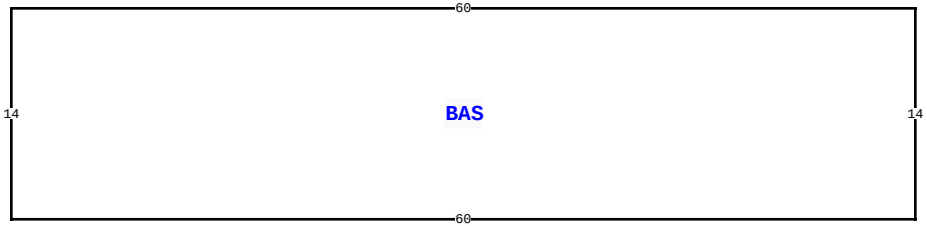
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH 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	840	100		840	9,334
TOTALS	840			840	9,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	840	61.7400	37.04	31,114	1982	1982	0	0	10	60.00	30.00

14 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr



122 SE WHEAT DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 13 of 21 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	323,132
TOTAL MARKET OB/XF VALUE	77,400
TOTAL LAND VALUE - MARKET	75,960
TOTAL MARKET VALUE	476,492
SOH/AGL Deduction	0
ASSESSED VALUE	476,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	476,492
TOTAL JUST VALUE	476,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W60 S14 E60 N14$.

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

REVIEW DATE 10/30/2026 BY chuck Total Acres: 6.33 Total Land Value: 75,960 Market: 0 Agricultural: 0 Common: 75,960 PRINTED 11/17/2026 BY SYS

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

2027

22-4S-17-08697-001

BUILDING CHARACTERISTICS

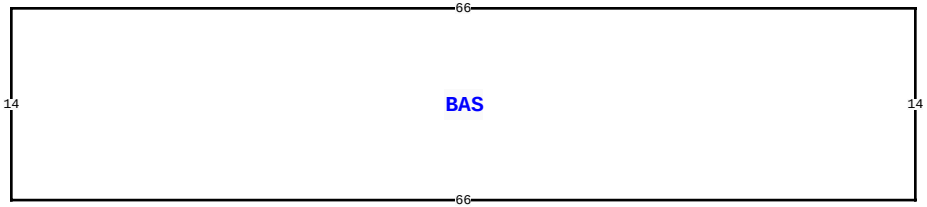
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH 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	924	100		924	14,754
TOTALS	924			924	14,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	66.5400	39.92	36,886	1984	1984	0	0	0	60.00	40.00

15 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



122 SE WHEAT DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 14 of 21 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	323,132
TOTAL MARKET OB/XF VALUE	77,400
TOTAL LAND VALUE - MARKET	75,960
TOTAL MARKET VALUE	476,492
SOH/AGL Deduction	0
ASSESSED VALUE	476,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	476,492
TOTAL JUST VALUE	476,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W66 S14 E66 N14$.

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

REVIEW DATE 10/30/2026 BY chuck Total Acres: 6.33 Total Land Value: 75,960 Market: 0 Agricultural: 0 Common: 75,960 PRINTED 11/17/2026 BY SYS

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

2027

22-4S-17-08697-001

BUILDING CHARACTERISTICS

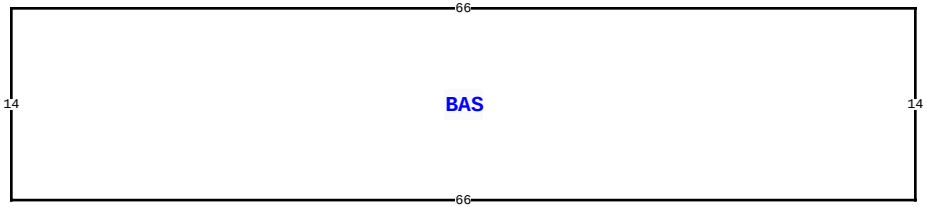
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH 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	924	100		924	14,621
TOTALS	924			924	14,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	65.9400	39.56	36,553	1986	1986	0	0	0	60.00	40.00

16 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



122 SE WHEAT DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 15 of 21 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	323,132
TOTAL MARKET OB/XF VALUE	77,400
TOTAL LAND VALUE - MARKET	75,960
TOTAL MARKET VALUE	476,492
SOH/AGL Deduction	0
ASSESSED VALUE	476,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	476,492
TOTAL JUST VALUE	476,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W66 S14 E66 N14$.

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

REVIEW DATE 10/30/2026 BY chuck Total Acres: 6.33 Total Land Value: 75,960 Market: 0 Agricultural: 0 Common: 75,960 PRINTED 11/17/2026 BY SYS

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

2027

22-4S-17-08697-001

BUILDING CHARACTERISTICS

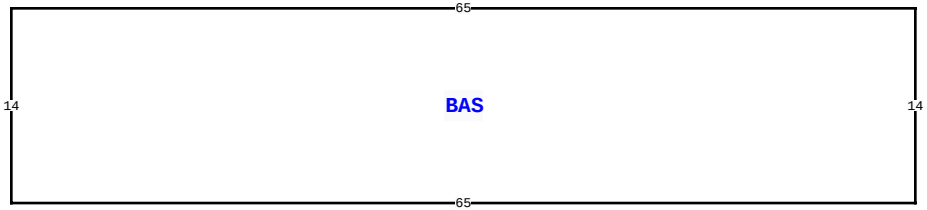
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH 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	910	100		910	13,090
TOTALS	910			910	13,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	910	59.9400	35.96	32,724	1982	1982	0	0	0	60.00	40.00

17 MOBILE HME 0% - 0 Heated Area: 910 HX Base Yr



122 SE WHEAT DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 16 of 21 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	323,132
TOTAL MARKET OB/XF VALUE	77,400
TOTAL LAND VALUE - MARKET	75,960
TOTAL MARKET VALUE	476,492
SOH/AGL Deduction	0
ASSESSED VALUE	476,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	476,492
TOTAL JUST VALUE	476,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W65 S14 E65 N14$.

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

REVIEW DATE 10/30/2026 BY chuck Total Acres: 6.33 Total Land Value: 75,960 Market: 0 Agricultural: 0 Common: 75,960 PRINTED 11/17/2026 BY SYS

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

2027

22-4S-17-08697-001

BUILDING CHARACTERISTICS

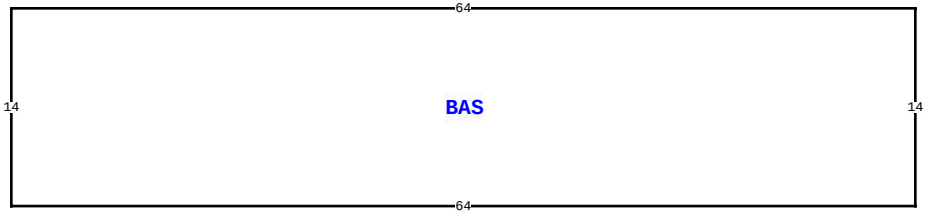
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH 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	896	100		896	13,662
TOTALS	896			896	13,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	896	63.5400	38.12	34,156	1984	1984	0	0	0	60.00	40.00

18 MOBILE HME 0% - 0 Heated Area: 896 HX Base Yr



122 SE WHEAT DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 17 of 21 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	323,132
TOTAL MARKET OB/XF VALUE	77,400
TOTAL LAND VALUE - MARKET	75,960
TOTAL MARKET VALUE	476,492
SOH/AGL Deduction	0
ASSESSED VALUE	476,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	476,492
TOTAL JUST VALUE	476,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W64 S14 E64 N14$.

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

REVIEW DATE 10/30/2026 BY chuck Total Acres: 6.33 Total Land Value: 75,960 Market: 0 Agricultural: 0 Common: 75,960 PRINTED 11/17/2026 BY SYS

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
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2027

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BUILDING CHARACTERISTICS

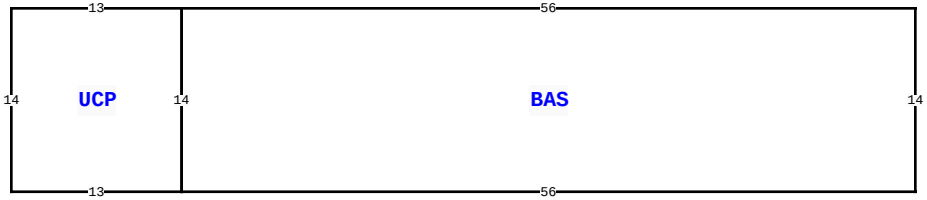
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH 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	784	100		784	12,293
UCP	182	20		36	564
TOTALS	966			820	12,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	820	65.3400	39.20	32,144	1984	1984	0	0	0	60.00	40.00

19 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



122 SE WHEAT DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 18 of 21 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	323,132
TOTAL MARKET OB/XF VALUE	77,400
TOTAL LAND VALUE - MARKET	75,960
TOTAL MARKET VALUE	476,492
SOH/AGL Deduction	0
ASSESSED VALUE	476,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	476,492
TOTAL JUST VALUE	476,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W56 UCP= W13 S14 E13 N14$ S14 E56 N14$.

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

REVIEW DATE 10/30/2026 BY chuck Total Acres: 6.33 Total Land Value: 75,960 Market: 0 Agricultural: 0 Common: 75,960 PRINTED 11/17/2026 BY SYS

COMM SW COR OF SE1/4 OF NW1/4, R
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FT, S 19.69 FT, E 771.72 FT TO E

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781 SE CHURCH AVE
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2027

22-4S-17-08697-001

BUILDING CHARACTERISTICS

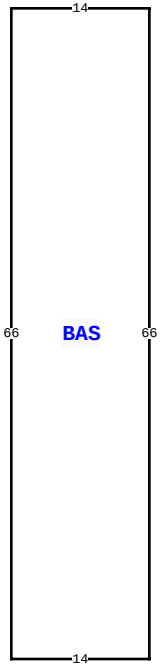
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH 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	924	100		924	14,222
TOTALS	924			924	14,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	64.1400	38.48	35,556	1985	1985	0	0	0	60.00	40.00

20 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



122 SE WHEAT DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 19 of 21 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	323,132
TOTAL MARKET OB/XF VALUE	77,400
TOTAL LAND VALUE - MARKET	75,960
TOTAL MARKET VALUE	476,492
SOH/AGL Deduction	0
ASSESSED VALUE	476,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	476,492
TOTAL JUST VALUE	476,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W14 S66 E14 N66$.

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

REVIEW DATE 10/30/2026 BY chuck Total Acres: 6.33 Total Land Value: 75,960 Market: 0 Agricultural: 0 Common: 75,960 PRINTED 11/17/2026 BY SYS

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

2027

22-4S-17-08697-001

BUILDING CHARACTERISTICS

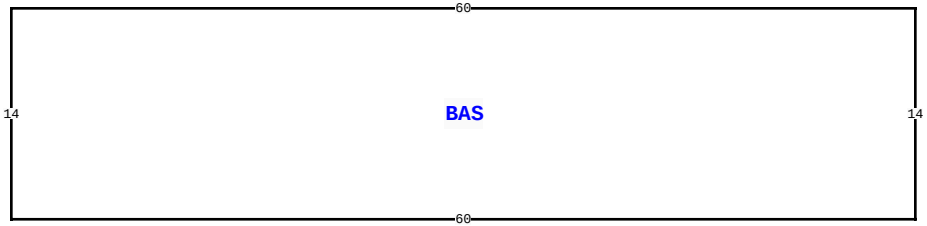
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH 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	840	100		840	13,050
TOTALS	840			840	13,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	64.7400	38.84	32,626	1985	1985	0	0	0	60.00	40.00

21 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr



122 SE WHEAT DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 20 of 21 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	323,132
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TOTAL LAND VALUE - MARKET	75,960
TOTAL MARKET VALUE	476,492
SOH/AGL Deduction	0
ASSESSED VALUE	476,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	476,492
TOTAL JUST VALUE	476,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W60 S14 E60 N14$.

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

REVIEW DATE 10/30/2026 BY chuck Total Acres: 6.33 Total Land Value: 75,960 Market: 0 Agricultural: 0 Common: 75,960 PRINTED 11/17/2026 BY SYS

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

2027

22-4S-17-08697-001

BUILDING CHARACTERISTICS

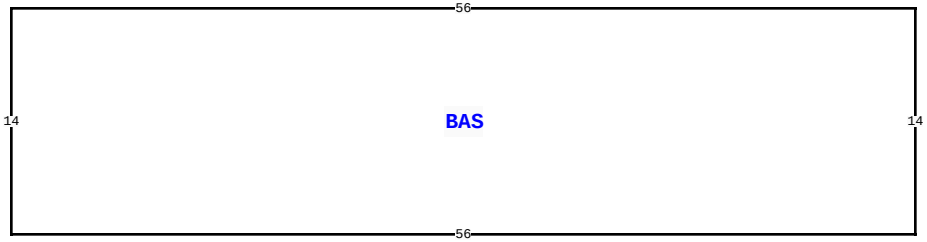
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH 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	784	100		784	8,627
TOTALS	784			784	8,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	784	61.1400	36.68	28,757	1987	1987	0	0	10	60.00	30.00

22 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



122 SE WHEAT DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 21 of 21 3

VALUATION SUMMARY

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TOTAL JUST VALUE	476,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: JOHN & JOYCE WINDHAM						
GRANTEE: JAMES W RIGSBY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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

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