S1/2 OF S1/2 OF NW1/4 OF NE1/4 & & NW1/4 OF SE1/4 AS LIES N OF CR OF BRANCH EX APPRX 20 AC AS DESC

RED DIAMOND RANCH, LLC
505 SW AVIATION DR
LAKE CITY, FL 32025

2027

23-4S-17-08714-000

BUILDING CHARACTERISTICS

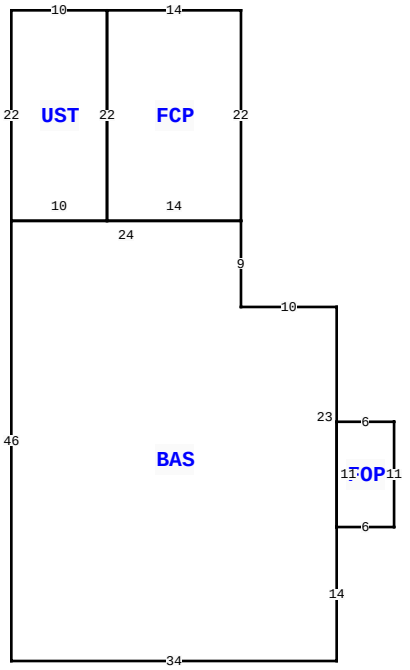
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,474	100		1,474	86,603
FCP	308	25		77	4,524
FOP	66	30		20	1,175
UST	220	45		99	5,817
TOTALS	2,068			1,670	98,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,670	82.1700	90.39	150,951	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1474 HX Base Yr



3635 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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
1	0010	BARN,BLK	0	0	12	18	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0020	BARN,FR	0	0	15	12	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	2023	2022		100	4,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	256,492
TOTAL MARKET OB/XF VALUE	12,900
TOTAL LAND VALUE - MARKET	204,000
TOTAL MARKET VALUE	284,665
SOH/AGL Deduction	0
ASSESSED VALUE	284,665
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,665
TOTAL JUST VALUE	473,392
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	477,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045161	Mobile Home		08/12/2022
32910	M H	563	04/23/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/2106	6/16/2022	WD	Q	I	01	250,000
GRANTOR: LOVETT JERI ANNE						
GRANTEE: RED DIAMOND RANCH,						
1459/2401	2/18/2022	QC	U	I	11	100
GRANTOR: FLOWERS CAROL LYNN FK						
GRANTEE: FLOWERS CAROL LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 N9 FCP= N22 W14 UST= W10 S22 E10 N22$ S22 E14$ W24 S46 E34 N14 FOP= E6 N11W6 S11$ N 23$.

LAND DESCRIPTION

TOTAL OB/XF 12,900

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5600	A	TIMBER 3	0					33.00	AC		1.00	1.00	1.00	281.00	281.00	9,273							
3	9910	M	MKT.VAL.AG	0					33.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	198,000							

REVIEW DATE 10/06/2022 BY JB Total Acres: 34.00 Total Land Value: 15,273 Market: 198,000 Agricultural: 9,273 Common: 6,000 PRINTED 11/17/2026 BY SYS

S1/2 OF S1/2 OF NW1/4 OF NE1/4 &
& NW1/4 OF SE1/4 AS LIES N OF CR
OF BRANCH EX APPRX 20 AC AS DESC

RED DIAMOND RANCH, LLC
505 SW AVIATION DR
LAKE CITY, FL 32025

2027

23-4S-17-08714-000

BUILDING CHARACTERISTICS

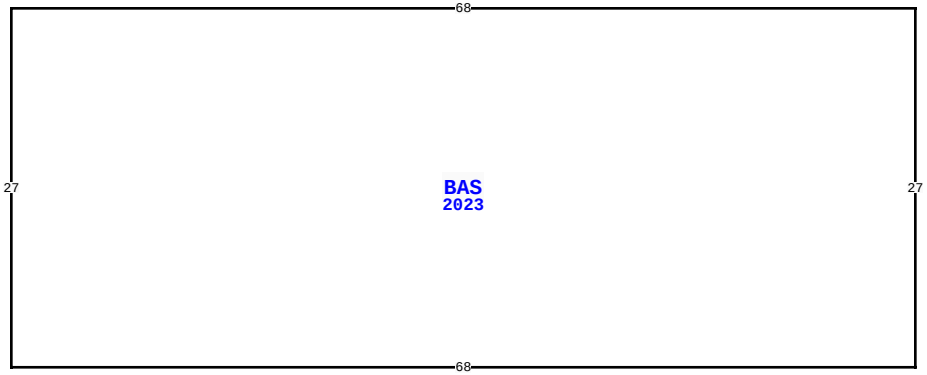
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2023	1,836	158,374
TOTALS	1,836			1,836	158,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,836	113.5000	90.80	166,709	2022	2022	0	0	0	5.00	95.00

4 MANUF 1 0% - 2023 Heated Area: 1836 HX Base Yr



3635 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE		LGL DATE	05/07/2026 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 2 of 2 3

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INCOME VALUE	
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GRANTEE: RED DIAMOND RANCH,						
1459/2401	2/18/2022	QC	U	I	11	100
GRANTOR: FLOWERS CAROL LYNN FK						
GRANTEE: FLOWERS CAROL LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=22,25] E68 S27 W68 N27 $
.

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 10/06/2022 BY JB Total Acres: 34.00 Total Land Value: 15,273 Market: 198,000 Agricultural: 9,273 Common: 6,000 PRINTED 11/17/2026 BY SYS