ALL OF NE1/4 OF SW1/4 AS LIES S
643-203, PB 1246-224, QC 1435-98

RICHMAN RAMONA C/MINCHELLO JOHN
5616 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2027

27-4S-17-08775-000

BUILDING CHARACTERISTICS

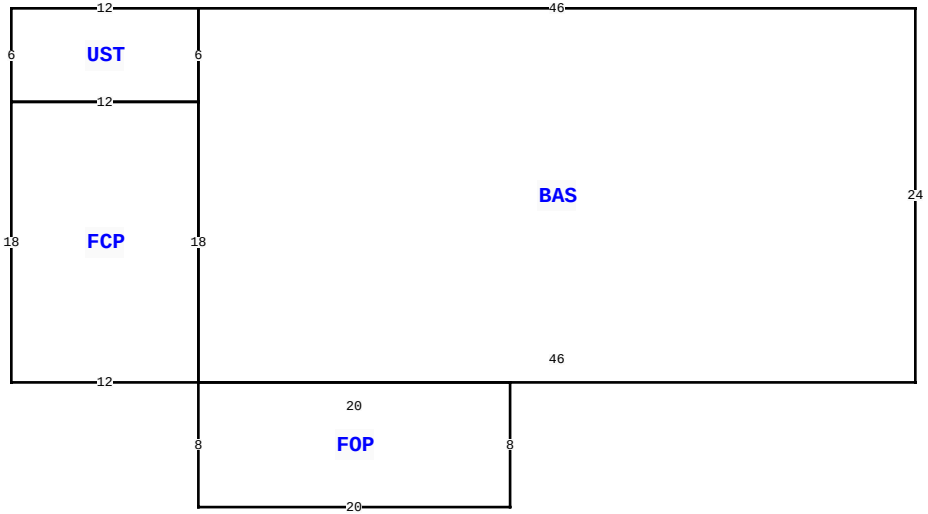
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	90,984
FCP	216	25		54	4,451
FOP	160	30		48	3,956
UST	72	45		32	2,637
TOTALS	1,552			1,238	102,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,238	115.2600	126.79	156,966	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 1104 HX Base Yr 2013



5616 SE COUNTRY CLUB RD, 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
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		102,028
TOTAL MARKET OB/XF VALUE		5,300
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		139,328
SOH/AGL Deduction		57,276
ASSESSED VALUE		82,052
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		30,641
TOTAL JUST VALUE		139,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045176	Electrical Servic	0	08/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1435/986	4/14/2021	QC	U	I	11	100
GRANTOR: RICHMAN RAMONA						
GRANTEE: RICHMAN RAMONA						
1246/0224	12/10/2012	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ELAIN						
GRANTEE: RAMONA C RICHMAN (H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 UST= W12 S6 E12 N6$S6 FCP= W12 S18 E12 N18$ S18 FOP= S8 E20 N8 W20$ E46 N24$.

LAND DESCRIPTION

TOTAL OB/XF 5,300

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	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 08/30/2022 BY JB Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS