

PART OF LOT 9 BLOCK B RANCHETTES
AC (PRCL A) DESC IN ORB 1370-348
NW1/4 OF NE1/4, N 214 FT, E 270.

BLOW RYDERWOOD LLC
495 SW LAKEVIEW AVE
LAKE CITY, FL 32025

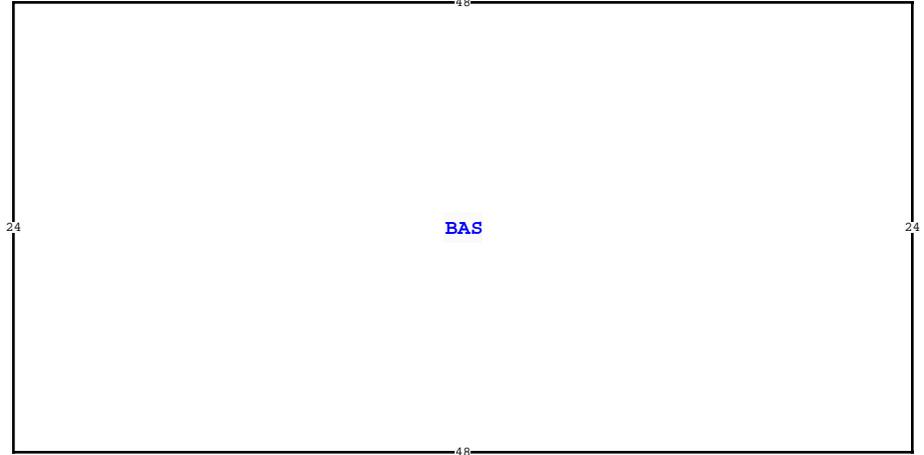
2026

28-3S-16-02353-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,152	100	
TOTALS	1,152		70,495

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	0%	- 0								
				Heated Area:	1152			HX Base Yr				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			70,495
TOTAL MARKET OB/XF VALUE			7,200
TOTAL LAND VALUE - MARKET			6,885
TOTAL MARKET VALUE			84,580
SOH/AGL Deduction			19,098
ASSESSED VALUE			65,482
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			65,482
TOTAL JUST VALUE			84,580
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			83,115
XFOB:1:1: FLEETWOOD M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
27262	M H	421	08/12/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1370/0348	10/03/2018	WD	U	I	30	50,000
GRANTOR: CHRISTOPHER T SAMPSON						
GRANTEE: BLOW RYDERWOOD LLC						
1370/0346	10/03/2018	WD	U	I	11	100
GRANTOR: SHELIA L LANG & SHIRL						
GRANTEE: BLOW RYDERWOOD LLC						

EXTRA FEATURES		559 NW BATTLE HILL LN, LAKE CITY															
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/09/2022	MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W48 S24 E48 N24\$.												

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	0200	C	MBL HM	0		RSF/MH	0.00	0.00	0.51	AC		1.00	1.00	1.00	13,500.00	13,500.00	6,885								