

COMM SE COR OF NE1/4 OF NE1/4, R  
 FT, S 2361.66 FT FOR POB, N 75 D  
 S 680 FT, S 75 DG E 661 FT, N 68

RIOS DENISE M/OLEA FIDEL A  
 7313 W US HWY 90  
 LAKE CITY, FL 32055

2026

30-3S-16-02398-201



ELEMENT		CD		CONSTRUCTION	
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		5	100		
Bathrooms		5	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1. 100			
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	07	07			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	30316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,711	100	2024	2,711	371,631
FGR	623	55	2024	343	47,019
FOP	180	30	2024	54	7,403
FOP	195	30	2024	58	7,951
FUS	1,154	100	2024	1,154	158,194
PTO	108	5	2024	5	685
TOTALS	4,971			4,325	592,881

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024								
Heated Area: 3865						HX Base Yr 2024					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		592,881	
TOTAL MARKET OB/XF VALUE		17,680	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		623,736	
SOH/AGL Deduction		0	
ASSESSED VALUE		623,736	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		572,325	
TOTAL JUST VALUE		705,561	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		696,121	
LAND:2:1: HWY FRONTAGE.			
SALE:2:1: 276.10 AC TOTAL (6 PARCELS-1 DEED)			
SALE:1:1: MULT PRCLS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044484	New Residential C	510,533	05/19/2022
000042723	Electrical Servic	0	09/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1428/1362	1/13/2021	WD	U	V	17	93,000
GRANTOR: HOPEFUL BAPTIST CHURC						
GRANTEE: RIOS DENISE M						
1269/1238	2/11/2014	WD	U	V	17	110,000
GRANTOR: FRITZ M & MARIE FOUNT						
GRANTEE: HOPEFUL BAPTIST CHU						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	9945	Well/Sept	0	100 0	0
2	0030	BARN, MT	0	100 24	25
3	0166	CONC, PAVMT	0	100 0	0

TOTAL OB/XF															
17,680															
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	9945	Well/Sept	0	100 0	0	UT	1.00	7,000.00	100	2022	2021		100	7,000	
2	0030	BARN, MT	0	100 24	25	UT	1.00	9,000.00	100	2023	2022		100	9,000	
3	0166	CONC, PAVMT	0	100 0	0	UT	3.00	3.00	100	2024	2023		100	1,680	

BUILDING NOTES											
BAS=[YR=2024;ORIG=31,-30] W15 S10 W18 N10 W16 S7 W12 S38 E23 S2 E12 N1 E11 S12 E15 N58 \$											
FUS=[YR=2024;ORIG=-70,-20] W33 S23 W5 S13 E27 N9 E11 N27 \$											
FGR=[YR=2024;ORIG=-7,15] W23 S29 E12 N4 E11 N25 \$											
FOP=[YR=2024;ORIG=16,16] W11 S1 W12 S8 E23 N9 \$											
FOP=[YR=2024;ORIG=-2,-30] E18 S10 W18 N10 \$											
PTO=[YR=2024;ORIG=-2,-36] E18 S6 W18 N6 \$											

LAND DESCRIPTION																								
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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	5500	A	TIMBER 2	0					7.00	AC		1.00	1.00	1.00	445.00	445.00	3,115							
3	6200	A	PASTURE 3	100					2.00	AC		1.00	1.00	1.00	280.00	280.00	560							
4	9910	M	MKT.VAL.AG	0					9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							