COMM NE COR OF SE1/4 OF NE1/4, RUN W 25 FT TO W R/W TURNER RD, S ALONG R/W 500.7 FT, W

RICHARDS FAMILY TRUST
4875 W US HIGHWAY 90
LAKE CITY, FL 32055

2027

33-3S-16-02442-000

BUILDING CHARACTERISTICS

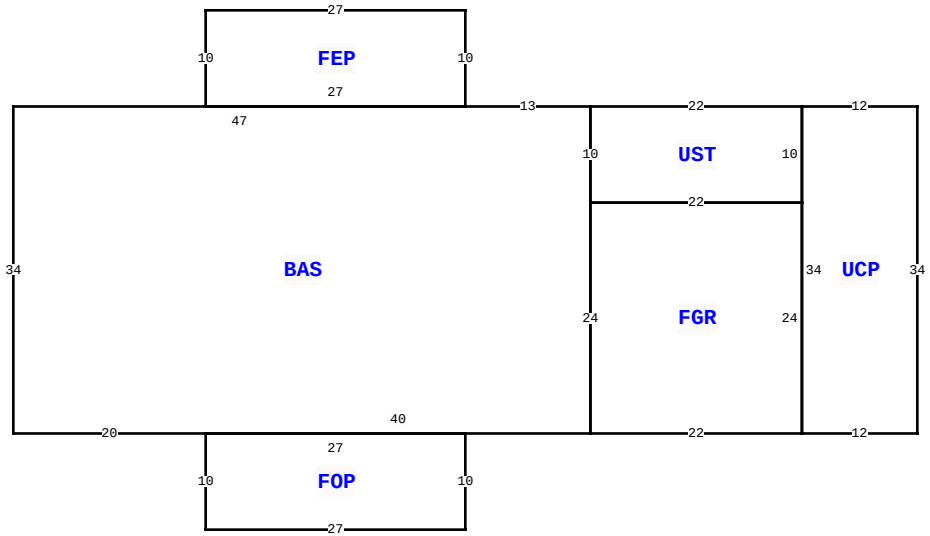
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	0148	SFRES/WAREHOUSE/STRG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	154,028
FEP	270	80		216	16,309
FGR	528	55		290	21,896
FOP	270	30		81	6,116
UCP	408	20		82	6,191
UST	220	45		99	7,475
TOTALS	3,736			2,808	212,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,808	105.6000	116.16	326,177	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2040 HX Base Yr



4875 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		281,937
TOTAL MARKET OB/XF VALUE		5,200
TOTAL LAND VALUE - MARKET		429,940
TOTAL MARKET VALUE		717,077
SOH/AGL Deduction		568,609
ASSESSED VALUE		148,468
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		97,057
TOTAL JUST VALUE		717,077
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		720,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/2306	5/17/2019	WD	U	I	11	100

GRANTOR: GEORGE D & BARBARA M

GRANTEE: GEORGE D & BARBARA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FEP= N10 W27 S10 E27$ W47 S34 E20 FOP= S10 E27N10 W27$ E40 FGR= E22 UCP= E12 N34 W12 S34$ N24 W22 S24$ N24 UST= E22 N10 W22 S10$ N10$.

LAND DESCRIPTION

TOTAL OB/XF 5,200

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		CHI	0.00	0.00	61,420.00	SF		1.00	1.00	1.00	7.00	7.00	429,940							

REVIEW DATE 06/20/2023 BY JB Total Acres: 1.41 Total Land Value: 429,940 Market: 0 Agricultural: 0 Common: 429,940 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SE1/4 OF NE1/4, RUN W 25 FT TO W R/W TURNER RD, S ALONG R/W 500.7 FT, W

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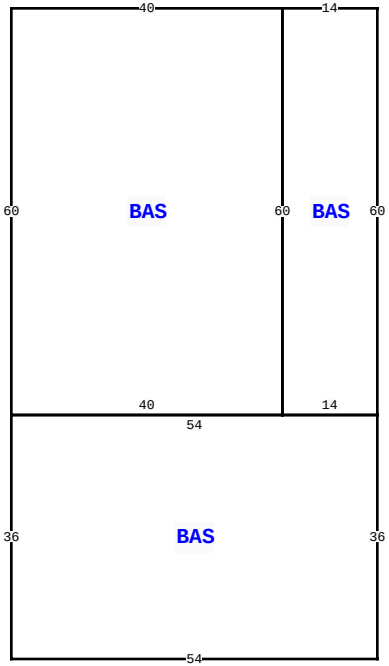
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	0148	SFRES/WAREHOUSE/STRG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	11,330
BAS	1,944	100		1,944	26,221
BAS	2,400	100		2,400	32,371
TOTALS	5,184			5,184	69,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	5,184	59.1559	22.48	116,536	1970	1970	0	0	0	40.00	60.00

2 PREF M B A 100% - 0 Heated Area: 5184 HX Base Yr



4875 W US HIGHWAY 90 , LAKE CITY

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XF DATE		LAND DATE	05/11/2026 MLU
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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 — 2

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GRANTOR: GEORGE D & BARBARA M

GRANTEE: GEORGE D & BARBARA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S60 BAS= S36 E54 N36 W54$ E40 BAS= E14 N60 W14 S60$ N60$.

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 06/20/2023 BY JB Total Acres: 1.41 Total Land Value: 429,940 Market: 0 Agricultural: 0 Common: 429,940 PRINTED 11/16/2026 BY SYS