

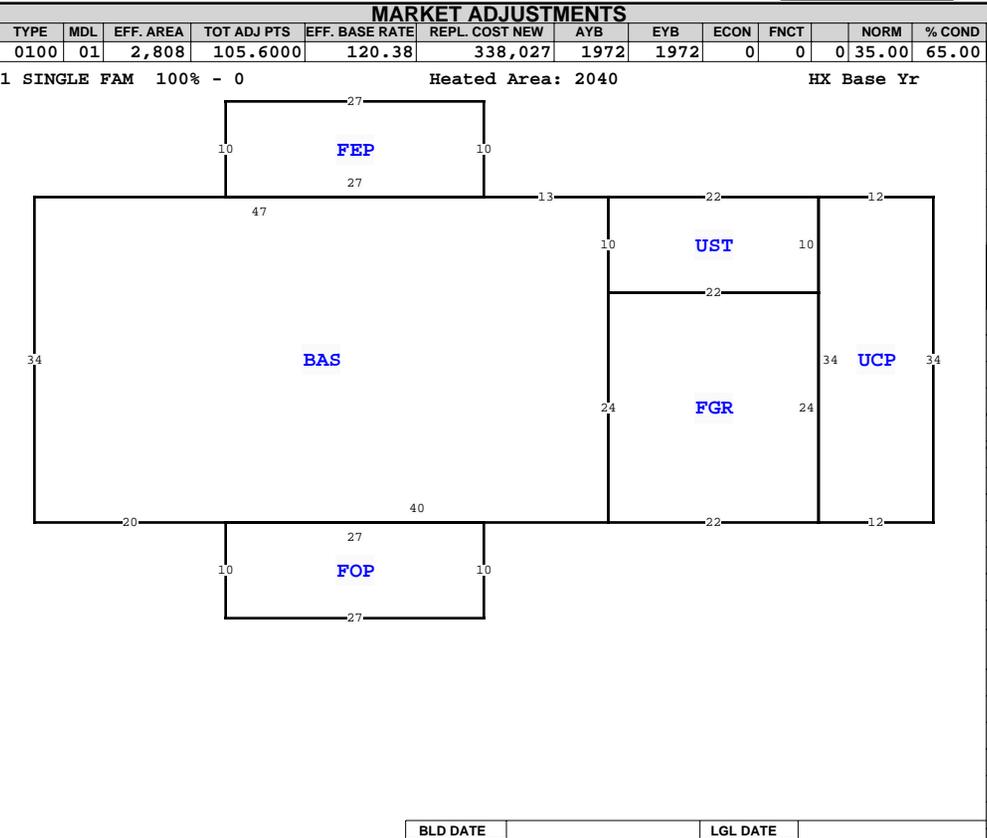
COMM NE COR OF SE1/4 OF NE1/4,
 RUN W 25 FT TO W R/W TURNER
 RD, S ALONG R/W 500.7 FT, W

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

2026

33-3S-16-02442-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	18	CEMENT BRK	80
Exterior Wall	08	WD OR PLY	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
Architectural Units	05	CONV	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
BAS	2,040	100	
FEP	270	80	
FGR	528	55	
FOP	270	30	
UCP	408	20	
UST	220	45	
TOTALS	3,736		

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%	- 0								
Heated Area: 2040						HX Base Yr					
											
TOTALS	3,736			2,808	219,718						

COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				293,310		
TOTAL MARKET OB/XF VALUE				5,200		
TOTAL LAND VALUE - MARKET				368,520		
TOTAL MARKET VALUE				667,030		
SOH/AGL Deduction				522,886		
ASSESSED VALUE				144,144		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				92,733		
TOTAL JUST VALUE				667,030		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				659,508		
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\$.						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100
TOTAL OB/XF 5,200											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		CHI	0.00	0.00	61,420.00	SF	1.00
TOTAL OB/XF 5,200											

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	6.00	6.00	368,520							

