

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

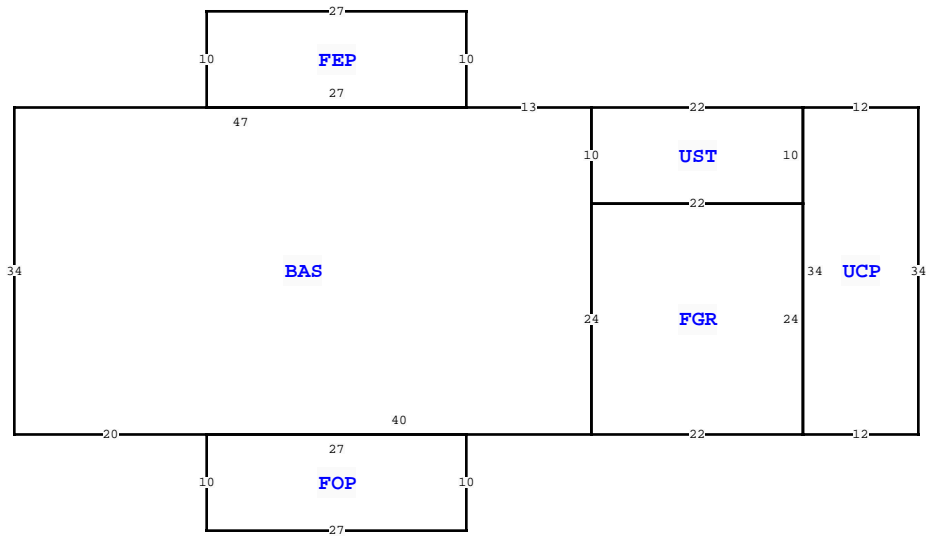
RICHARDS FAMILY TRUST
 4875 W US HIGHWAY 90
 LAKE CITY, FL 32055

2026

33-3S-16-02442-000


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
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 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	156,826
FEP	270	80		216	16,605
FGR	528	55		290	22,294
FOP	270	30		81	6,227
UCP	408	20		82	6,304
UST	220	45		99	7,611
TOTALS	3,736			2,808	215,866

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					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		285,788	
TOTAL MARKET OB/XF VALUE		5,200	
TOTAL LAND VALUE - MARKET		429,940	
TOTAL MARKET VALUE		720,928	
SOH/AGL Deduction		576,784	
ASSESSED VALUE		144,144	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		92,733	
TOTAL JUST VALUE		720,928	
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						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/11/2026	MLU

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	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	
TOTALS												5,200					

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	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							

