

BEG 440 FT W OF SE COR OF
OF NE1/4, RUN N 400 FT TO R/W
US-90, NW'LY ALONG R/W 540 FT,

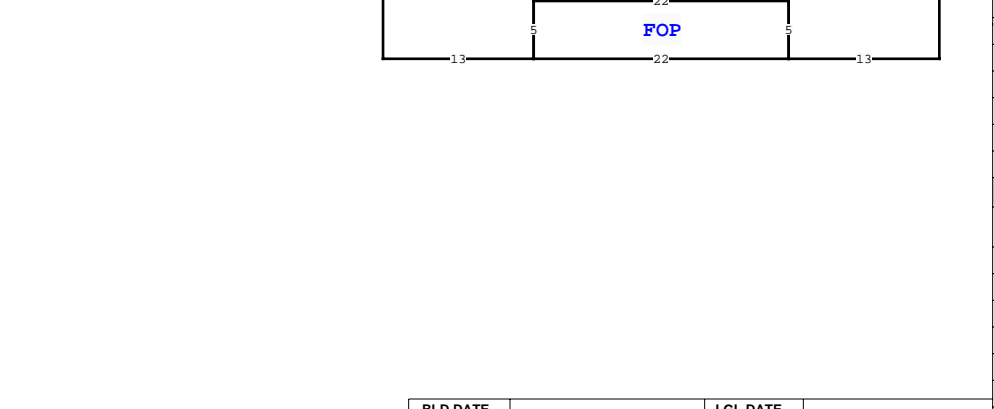
RICHARDS FAMILY TRUST
4875 W US HIGHWAY 90
LAKE CITY, FL 32055

2026

33-3S-16-02459-000


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	01 MINIMUM 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floo	09 PINE WOOD 100
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	4 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architctual	05 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,801	44.1000	49.39	88,951	1940	1940	0	0	50	35.00	20.00



Quality	01 01				
DOR CODE	2802MH PARK				
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	1,474	100		1,474	14,560
FOP	110	30		33	326
UGR	462	45		208	2,055
USP	168	35		59	583
UST	60	45		27	267
TOTALS	2,274			1,801	17,790

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 4
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			30,779
TOTAL MARKET OB/XF VALUE			22,300
TOTAL LAND VALUE - MARKET			371,070
TOTAL MARKET VALUE			424,149
SOH/AGL Deduction			0
ASSESSED VALUE			424,149
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			424,149
TOTAL JUST VALUE			424,149
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			407,068
BLDG:3:1: LOT 3			
BLDG:2:1: LOT 1			
BLDG:11:1: LOT 20			
XF0B:9:1: GUERDON MH RENTAL MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
40202	M H	0	07/23/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/2309	5/17/2019	WD U	I	11		100
GRANTOR: RICHARDS GEORGE D						
GRANTEE: RICHARDS FAMILY TRU						

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	0259	MHP HOOKUP	0	0	0	0	14.00	UT	4,300.00	4,300.00	25	0	0	3	25	15,050	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
6	0210	GARAGE U	0	0	12	23	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
7	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
8	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
9	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
10	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

179 SW PUESCHEL DR, LAKE CITY													BLD DATE		LGL DATE		
													XF DATE		LAND DATE	05/14/2026	
													INC DATE		AG DATE	MLU	
LAND DESCRIPTION													TOTAL OB/XF				
													16,500				

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W48 S6 USP= W8 UGR= W4UST= N6 W10 S6 E10\$ W18 S21 E22 N21\$ S21 E8 N21\$ S27 E13 FOP= E22 N5 W22 S5\$ N5 E22 S5E13 N33\$.												

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0210	C	TRLR PARK	0		CHI	0.00	0.00	5.89	AC		1.00	1.00	1.00	63,000.00	63,000.00	371,070							

BEG 440 FT W OF SE COR OF
OF NE1/4, RUN N 400 FT TO R/W
US-90, NW'LY ALONG R/W 540 FT,

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

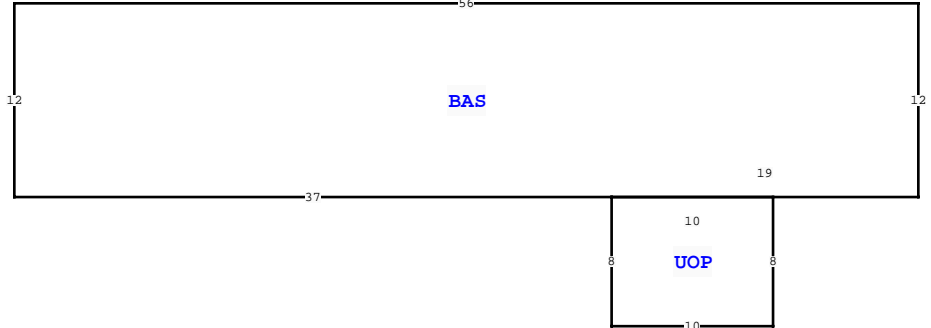
2026

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ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
01	MINIMUM 100		
01	FLAT 100		
01	MINIMUM 100		
04	PLYWOOD 100		
14	CARPET 90		
08	SHT VINYL 10		
02	WINDOW 100		
03	FORCED AIR 100		
2	100		
1	100		
1.	1.100		
01	CONV 100		
01	0 100		
01	01 100		
01	01 100		
01	01		
2802	MH PARK		
06			
33316.00	1.00/		
BAS	672	100	672
UOP	80	25	20
TOTALS	752		692

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	692	45.5400	27.32	18,905	1972	1972	0	0	50	60.00	20.00
4 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 4
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		30,779	
TOTAL MARKET OB/XF VALUE		22,300	
TOTAL LAND VALUE - MARKET		371,070	
TOTAL MARKET VALUE		424,149	
SOH/AGL Deduction		0	
ASSESSED VALUE		424,149	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		424,149	
TOTAL JUST VALUE		424,149	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		407,068	
XFOB: 8:1: CAPL MH RENTAL MH			
XFOB: 7:1: AIRE MH RENTAL MH			
BLDG: 6:1: LOT 9			
XFOB: 6:1: BLAI MH RENTAL MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/2309	5/17/2019	WD	U	I	11	100
GRANTOR: RICHARDS GEORGE D						
GRANTEE: RICHARDS FAMILY TRU						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ R
11	0294	SHED WOOD/	0.00
12	0166	CONC, PAVMT	0.00
13	0166	CONC, PAVMT	0.00
14	0210	GARAGE U	0.00
15	0294	SHED WOOD/	0.00
16	0285	SALVAGE	0.00
17	0285	SALVAGE	0.00
18	0285	SALVAGE	0.00
19	0285	SALVAGE	0.00
20	0285	SALVAGE	0.00

TOTAL OB/XF																
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
11	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
12	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
13	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
14	0210	GARAGE U	0	0	25	13	UT	0.00	0.00	100	1993	1993	3	100	200	
15	0294	SHED WOOD/	0	0	25	12	UT	0.00	0.00	100	1993	1993	3	100	800	
16	0285	SALVAGE	0	0	57	12	UT	0.00	0.00	100	0	0	3	100	500	
17	0285	SALVAGE	0	0	66	14	UT	0.00	0.00	100	0	0	3	100	500	
18	0285	SALVAGE	0	0	56	12	UT	0.00	0.00	100	0	0	3	100	500	
19	0285	SALVAGE	0	0	52	14	UT	0.00	0.00	100	0	0	3	100	500	
20	0285	SALVAGE	0	0	56	12	UT	0.00	0.00	100	0	0	3	100	500	
TOTALS												3,800				

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S12 E37 UOP= S8 E10N8 W10S E19 N12S.	

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

BEG 440 FT W OF SE COR OF
OF NE1/4, RUN N 400 FT TO R/W
US-90, NW'LY ALONG R/W 540 FT,

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

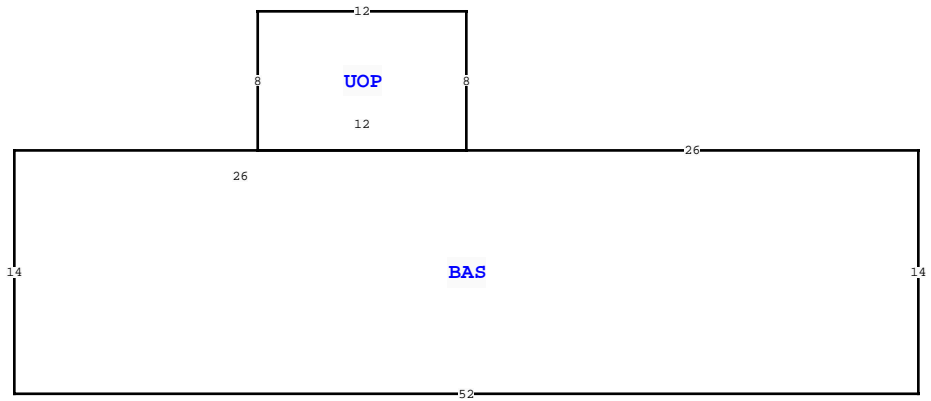
2026

33-3S-16-02459-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		3 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	728	100	
UOP	96	25	
TOTALS	824		752 4,326

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
10	MOBILE HME	0%	- 0									
Heated Area: 728 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
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VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			30,779
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TOTAL LAND VALUE - MARKET			371,070
TOTAL MARKET VALUE			424,149
SOH/AGL Deduction			0
ASSESSED VALUE			424,149
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			424,149
TOTAL JUST VALUE			424,149
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			407,068
BLDG:5:1: LOT 8			
XFOB:5:1: GLEN MH RENTAL MH			
XFOB:4:1: WEST MH RENTAL MH			
XFOB:3:1: OLDG MH RENTAL MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/2309	5/17/2019	WD	U	I	11	100
GRANTOR: RICHARDS GEORGE D						
GRANTEE: RICHARDS FAMILY TRU						

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
21	0285	SALVAGE	0	0	48	24	1.00	UT	0.00	100	0	0	3	100	500	
22	0285	SALVAGE	0	0	46	12	1.00	UT	0.00	100	0	0	3	100	500	
23	0285	SALVAGE	0	0	66	14	1.00	UT	0.00	100	0	0	3	100	500	
24	0285	SALVAGE	0	0	60	14	1.00	UT	0.00	100	2024	2023		100	500	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W26 UOP= N8 W12 S8 E12\$W26 S14 E52 N14\$.			

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

BEG 440 FT W OF SE COR OF
OF NE1/4, RUN N 400 FT TO R/W
US-90, NW'LY ALONG R/W 540 FT,

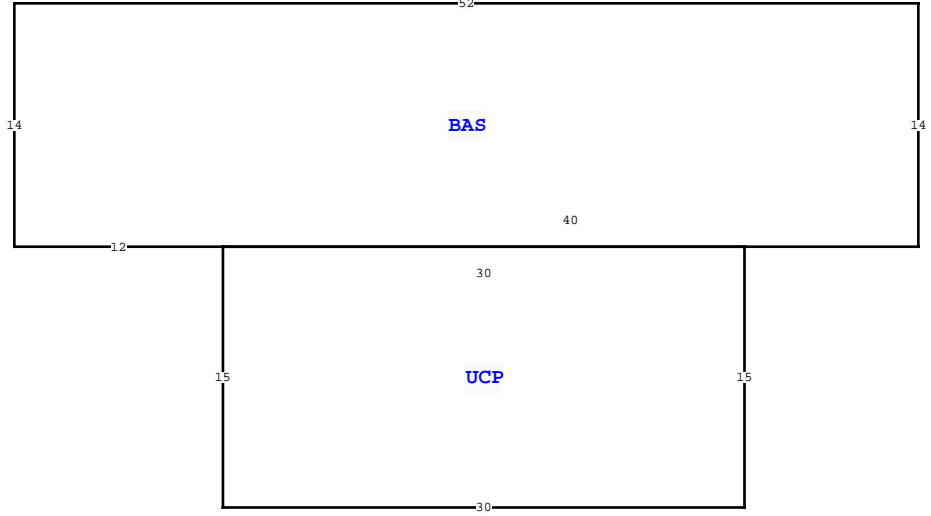
RICHARDS FAMILY TRUST
4875 W US HIGHWAY 90
LAKE CITY, FL 32055

2026

33-3S-16-02459-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM	100
Roof Structur	02	SHED	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	728	100	
UCP	450	20	
TOTALS	1,178		818 4,882

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	818	49.7400	29.84	24,409	1981	1981	0	0	50	60.00	20.00
12 MOBILE HME 0% - 0 Heated Area: 728 HX Base Yr												



COLUMBIA COUNTY PROPERTY				PAGE 4 of 4	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				30,779		
TOTAL MARKET OB/XF VALUE				22,300		
TOTAL LAND VALUE - MARKET				371,070		
TOTAL MARKET VALUE				424,149		
SOH/AGL Deduction				0		
ASSESSED VALUE				424,149		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				424,149		
TOTAL JUST VALUE				424,149		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				407,068		
XFOB: 25:1: LOT 22						
XFOB: 23:1: LOT 18						
XFOB: 22:1: LOT 18						
XFOB: 21:1: LOT 16						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/2309	5/17/2019	WD	U	I	11	100
GRANTOR: RICHARDS GEORGE D						
GRANTEE: RICHARDS FAMILY TRU						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W52 S14 E12 UCP= S15 E30 N15 W30\$ E40 N14\$.						

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
179 SW PUESCHEL DR, LAKE CITY																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
05/14/2026 MLU																

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
0																									