

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	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
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	1,474	100	
FOP	110	30	
UGR	462	45	
USP	168	35	
UST	60	45	
TOTALS	2,274		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	0%	- 0	50.27	90,536	1940	1940	0	0	50	35.00	20.00

Heated Area: 1474 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 4
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			31,747
TOTAL MARKET OB/XF VALUE			22,300
TOTAL LAND VALUE - MARKET			353,989
TOTAL MARKET VALUE			408,036
SOH/AGL Deduction			0
ASSESSED VALUE			408,036
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			408,036
TOTAL JUST VALUE			408,036
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 / V / RSN CD
1385/2309	5/17/2019	WD U I	11
SALE PRICE	100		
GRANTOR: RICHARDS GEORGE D			
GRANTEE: RICHARDS FAMILY TRU			
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\$.			

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	
TOTALS												16,500					

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
1	0210	C	TRLR PARK	0		CHI	0.00	0.00	5.89	AC		1.00	1.00	1.00	60,100.00	60,100.00	353,989							

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

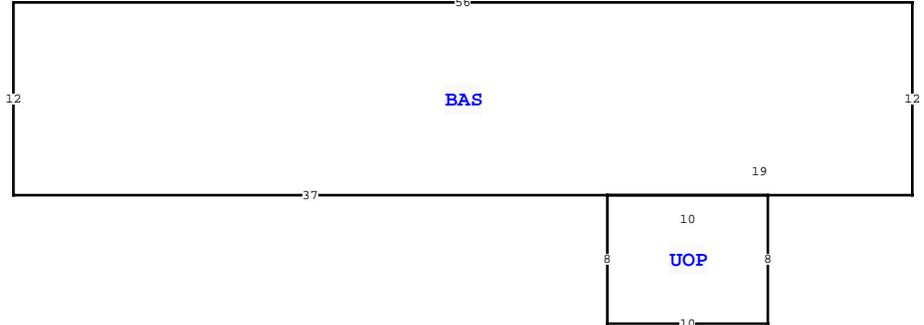
2026

33-3S-16-02459-000



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		
01	CONV 100		
01	0 100		
01	01 100		
01	01 100		
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	672	100	
UOP	80	25	
TOTALS	752		692 3,971

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	28.69	19,853	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		31,747	
TOTAL MARKET OB/XF VALUE		22,300	
TOTAL LAND VALUE - MARKET		353,989	
TOTAL MARKET VALUE		408,036	
SOH/AGL Deduction		0	
ASSESSED VALUE		408,036	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		408,036	
TOTAL JUST VALUE		408,036	
NCON VALUE		0	
INCOME VALUE		0	
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										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
11	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00
12	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00
13	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00
14	0210	GARAGE U	0	0	25	13	1.00	UT	0.00	0.00
15	0294	SHED WOOD/	0	0	25	12	1.00	UT	0.00	0.00
16	0285	SALVAGE	0	0	57	12	1.00	UT	0.00	0.00
17	0285	SALVAGE	0	0	66	14	1.00	UT	0.00	0.00
18	0285	SALVAGE	0	0	56	12	1.00	UT	0.00	0.00
19	0285	SALVAGE	0	0	52	14	1.00	UT	0.00	0.00
20	0285	SALVAGE	0	0	56	12	1.00	UT	0.00	0.00

TOTAL OB/XF											
3,800											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									

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

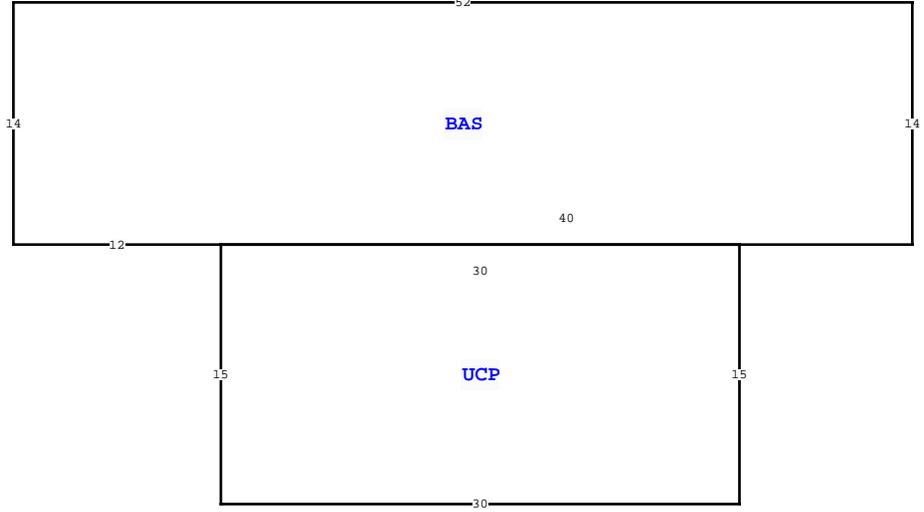
2026

33-3S-16-02459-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM	100
Roof Structur	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 5,127

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	31.34	25,636	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				31,747		
TOTAL MARKET OB/XF VALUE				22,300		
TOTAL LAND VALUE - MARKET				353,989		
TOTAL MARKET VALUE				408,036		
SOH/AGL Deduction				0		
ASSESSED VALUE				408,036		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				408,036		
TOTAL JUST VALUE				408,036		
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
179 SW PUESCHEL DR, LAKE CITY												
TOTALS 0												

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	