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

2027

33-3S-16-02459-000

BUILDING CHARACTERISTICS

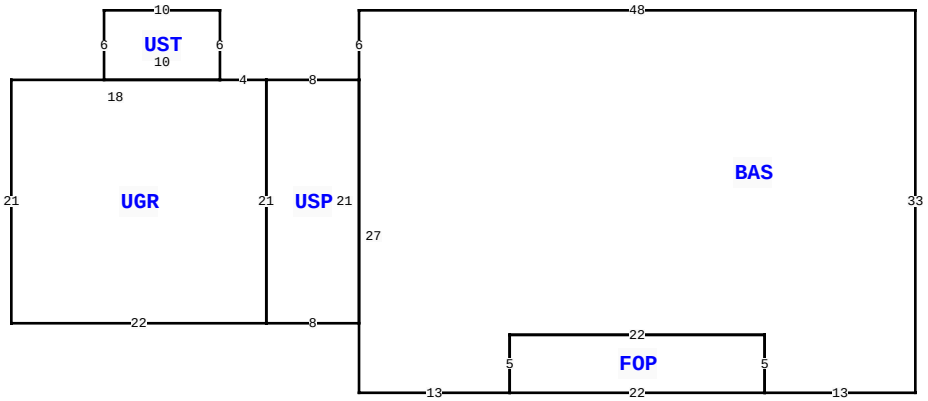
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH 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	14,301
FOP	110	30		33	320
UGR	462	45		208	2,018
USP	168	35		59	572
UST	60	45		27	262
TOTALS	2,274			1,801	17,473

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	48.51	87,367	1940	1940	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 0 Heated Area: 1474 HX Base Yr



179 SW PUESCHEL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	30,462
TOTAL MARKET OB/XF VALUE	22,300
TOTAL LAND VALUE - MARKET	371,070
TOTAL MARKET VALUE	423,832
SOH/AGL Deduction	0
ASSESSED VALUE	423,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	423,832
TOTAL JUST VALUE	423,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,149

BLDG:3:1: LOT 3

BLDG:2:1: LOT 1

BLDG:11:1: LOT 20

XFOB: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

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$.

LAND DESCRIPTION

TOTAL OB/XF 16,500

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	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							

REVIEW DATE 03/27/2024 BY ME Total Acres: 5.89 Total Land Value: 371,070 Market: 0 Agricultural: 0 Common: 371,070 PRINTED 11/16/2026 BY SYS

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

2027

33-3S-16-02459-000

BUILDING CHARACTERISTICS

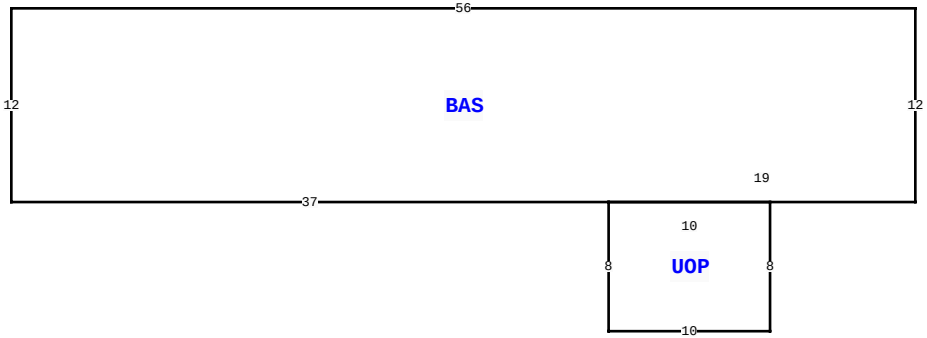
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH 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	672	100		672	3,672
UOP	80	25		20	109
TOTALS	752			692	3,781

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



179 SW PUESCHEL DR, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	30,462
TOTAL MARKET OB/XF VALUE	22,300
TOTAL LAND VALUE - MARKET	371,070
TOTAL MARKET VALUE	423,832
SOH/AGL Deduction	0
ASSESSED VALUE	423,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	423,832
TOTAL JUST VALUE	423,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,149

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E37 UOP= S8 E10N8 W10$ E19 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 3,800

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 03/27/2024 BY ME Total Acres: 5.89 Total Land Value: 371,070 Market: 0 Agricultural: 0 Common: 371,070 PRINTED 11/16/2026 BY SYS

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

2027

33-3S-16-02459-000

BUILDING CHARACTERISTICS

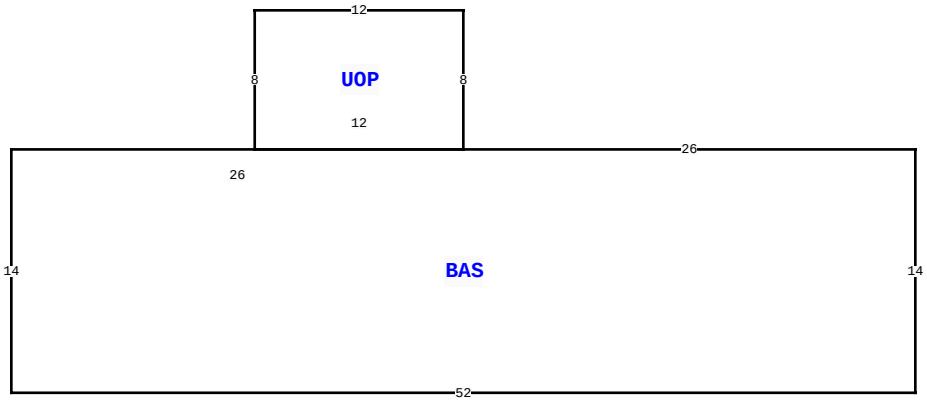
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH 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	728	100		728	4,187
UOP	96	25		24	138
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
0800	02	752	47.9400	28.76	21,628	1987	1987	0	0	50	60.00	20.00

10 MOBILE HME 0% - 0 Heated Area: 728 HX Base Yr



179 SW PUESCHEL DR, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
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
21	0285	SALVAGE	0	0	48	24	1.00	UT	0.00	0.00	100	0	0	3	100	500	
22	0285	SALVAGE	0	0	46	12	1.00	UT	0.00	0.00	100	0	0	3	100	500	
23	0285	SALVAGE	0	0	66	14	1.00	UT	0.00	0.00	100	0	0	3	100	500	
24	0285	SALVAGE	0	0	60	14	1.00	UT	0.00	0.00	100	2024	2023		100	500	

COLUMBIA COUNTY PROPERTY

PAGE 3 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	30,462
TOTAL MARKET OB/XF VALUE	22,300
TOTAL LAND VALUE - MARKET	371,070
TOTAL MARKET VALUE	423,832
SOH/AGL Deduction	0
ASSESSED VALUE	423,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	423,832
TOTAL JUST VALUE	423,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,149

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

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 2,000

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 03/27/2024 BY ME Total Acres: 5.89 Total Land Value: 371,070 Market: 0 Agricultural: 0 Common: 371,070 PRINTED 11/16/2026 BY SYS

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

2027

33-3S-16-02459-000

BUILDING CHARACTERISTICS

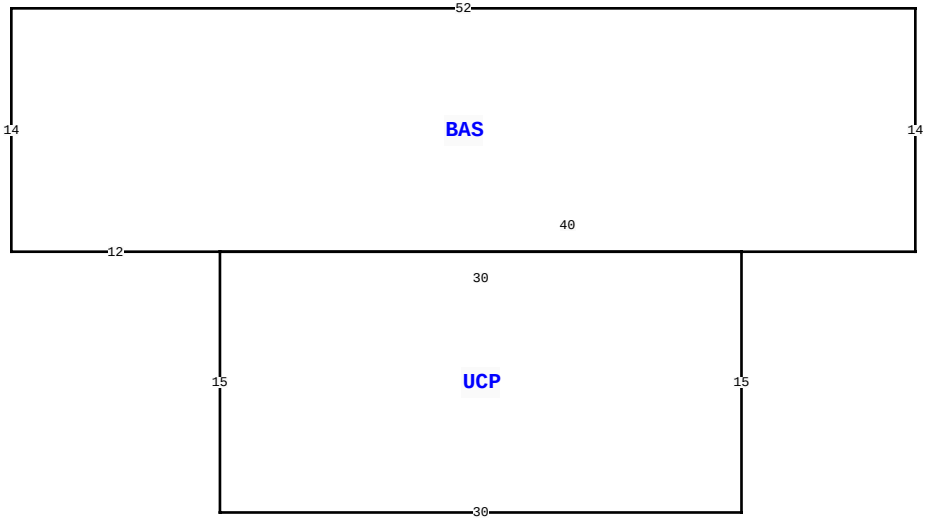
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH 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	728	100		728	4,345
UCP	450	20		90	537
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



179 SW PUESCHEL DR, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 4 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	30,462
TOTAL MARKET OB/XF VALUE	22,300
TOTAL LAND VALUE - MARKET	371,070
TOTAL MARKET VALUE	423,832
SOH/AGL Deduction	0
ASSESSED VALUE	423,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	423,832
TOTAL JUST VALUE	423,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,149

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$.

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 03/27/2024 BY ME Total Acres: 5.89 Total Land Value: 371,070 Market: 0 Agricultural: 0 Common: 371,070 PRINTED 11/16/2026 BY SYS