BEG NE COR OF NE1/4 OF SE1/4,
RUN S 507.91 FT, W 909.33 FT,
N 508.66 FT, E 903.04 FT TO

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

2026

33-3S-16-02460-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	900
TOTAL LAND VALUE - MARKET	285,250
TOTAL MARKET VALUE	4,527
SOH/AGL Deduction	0
ASSESSED VALUE	4,527
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,527
TOTAL JUST VALUE	286,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19625	COMMERCIAL	685	06/07/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1385/2311	5/17/2019	WD	U	V	11	100

GRANTOR: GEORGE D & BARBARA M

GRANTEE: GEORGE D & BARBARA

BUILDING NOTES

BUILDING DIMENSIONS

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	0294	SHED WOOD/	0	0	0	0	2.00	UT	300.00	300.00	100	0	0	3	100	600	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 900

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.15	AC		1.00	1.00	1.00	445.00	445.00	3,627							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.15	AC		1.00	1.00	1.00	35,000.00	35,000.00	285,250							

REVIEW DATE 06/20/2023 BY JB Total Acres: 8.15 Total Land Value: 3,627 Market: 285,250 Agricultural: 3,627 Common: 0 PRINTED 05/08/2026 BY SYS