NE1/4 OF NE1/4.

551-168, 551-170, 588-235, 626-4

RICKETSON J THOMAS TRUST DATED OCTOBER 24, 2007
358 NW MAIN BLVD
LAKE CITY, FL 32055

2027

36-3S-16-02587-000

BUILDING CHARACTERISTICS

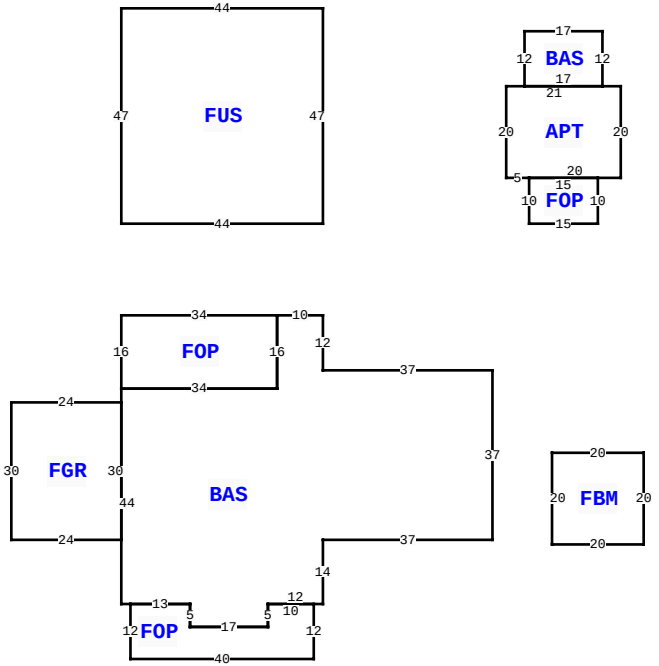
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	500	100		500	51,864
BAS	204	100		204	21,160
BAS	3,682	100		3,682	381,923
FBM	400	80		320	33,193
FGR	720	55		396	41,076
FOP	150	30		45	4,668
FOP	395	30		118	12,240
FOP	544	30		163	16,908
FUS	2,068	100		2,068	214,507
TOTALS	8,663			7,496	777,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	7,496	132.9855	159.58	1,196,212	1975	1975	0	0	0	35.00	65.00

1 EXCEPT SFR 100% - 0 Heated Area: 6854 HX Base Yr



1619 NW RICKETSON GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		777,538
TOTAL MARKET OB/XF VALUE		59,455
TOTAL LAND VALUE - MARKET		226,737
TOTAL MARKET VALUE		1,063,730
SOH/AGL Deduction		231,769
ASSESSED VALUE		831,961
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		780,550
TOTAL JUST VALUE		1,063,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,063,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0117	RE-ROOF	22,982	03/02/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/2244	2/29/2024	WD	U	I	11	100
GRANTOR: RICKETSON J THOMAS						
GRANTEE: RICKETSON J THOMAS						
0551/0168	11/01/1984	WD	Q	I	01	777,272
GRANTOR: R G GARDNER & ROSE GA						
GRANTEE: ROANLD H & DIANE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FOP= W34 S16 E34 N16$ S16 W34 S3 FGR= W24 S30 E24 N30$ S44 E2 FOP= S12 E40 N12 W10 S5 W17 N5 W13$ E13 S5 E17 N5 E12 N14 E37 N37 W37 N12$ PTR= N20 FUS= N47 W44 S47 E44$ S20$ PTR=E50 S50 FBM= E20 N20 W20 S20$ N50 W50$ PTR= E40 N30 APT= E5 FOP= S10 E15 N10 W15$ E20 N20 W4 BAS= N12 W17 S12 E17$ W21 S20$ W40 S30$.

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	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	18,870	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	74.90	74.90	100	1989	1989	3	40	15,340	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
5	0294	SHED WOOD/	0	100	12	18	296.00	UT	7.50	7.50	60	1993	1993	3	60	1,332	
6	0296	SHED METAL	0	100	30	30	900.00	UT	5.00	5.00	75	1993	1993	3	75	3,375	
7	0327	STABLES-SM	0	100	30	40	1,200.00	UT	10.00	10.00	75	1993	1993	3	75	9,000	
8	0251	LEAN TO W/	0	100	18	40	720.00	UT	3.00	3.00	75	1993	1993	3	75	1,620	
9	0294	SHED WOOD/	0	100	12	18	216.00	UT	7.50	7.50	60	1993	1993	3	60	972	
10	0040	BARN,POLE	0	100	30	20	600.00	UT	2.50	2.50	60	1993	1993	3	60	900	

LAND DESCRIPTION

TOTAL OB/XF 57,659

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	0100	C	SFR	100			0.00	0.00	22.35	AC		1.00	1.00	1.00	10,100.00	10,100.00	225,735							
2	0100	C	SFR	100			0.00	0.00	20.05	AC		1.00	1.00	1.00	50.00	50.00	1,002							

REVIEW DATE 10/18/2018 BY KR Total Acres: 42.40 Total Land Value: 226,737 Market: 0 Agricultural: 0 Common: 226,737 PRINTED 11/16/2026 BY SYS

NE1/4 OF NE1/4.

551-168, 551-170, 588-235, 626-4

RICKETSON J THOMAS TRUST DATED OCTOBER 24, 2007
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NEIGHBORHOOD/LOC	36316.00	1.00/	

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TOTALS					

MARKET ADJUSTMENTS

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BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

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11	0040	BARN,POLE	0	100	24	36	864.00	UT	2.50	2.50	60	1993	1993	3	60	1,296	
12	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	50	1993	1993	3	50	500	

TOTAL OB/XF 1,796

LAND DESCRIPTION

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 10/18/2018 **BY** KR — Total Acres: 42.40 — Total Land Value: 226,737 — Market: 0 — Agricultural: 0 — Common: 226,737 — **PRINTED 11/16/2026 BY SYS**