

W DIV: LOTS 19 & 20 BLOCK 2 MCFA
COMM SE COR OF BLK 2 MCFARLANE P
134.20 FT, W 150.16 FT, W 49.74

BLOW RYDERWOOD LLC
495 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2023

00-00-00-12509-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	02 WALL BD/WD 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
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	840317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100	120	6,135
BAS	1,056	100	1,056	53,992
FEP	120	80	96	4,908
FSP	96	40	38	1,943
TOTALS	1,392		1,310	66,979

EXTRA FEATURES	
L N	OB/XF CODE
1	0294 SHED WOOD/
2	0120 CLFENCE 4
3	0060 CARPORT F

LAND DESCRIPTION	
L N	USE CODE
1	0100 SFR

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,310	82.8000	78.66	103,045	1940	1950	0	0	0 35.00	65.00
1 SINGLE FAM - 0% - 0 HX Base Yr											
841 SW LAUREL LN, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/27/2022 MLU											

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	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0060	CARPORT F	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	

LAND DESCRIPTION	
L N	USE CODE
1	0100 SFR

COLUMBIA COUNTY PROPERTY	
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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	66,979
TOTAL MARKET OB/XF VALUE	950
TOTAL LAND VALUE - MARKET	14,814
TOTAL MARKET VALUE	82,743
SOH/AGL Deduction	7,724
ASSESSED VALUE	75,019
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,019
TOTAL JUST VALUE	82,743
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA	
OFF RECORD Number	DATE
1341/1299	7/26/2017
GRANTOR: BRUCE R BRYANT JR	
GRANTEE: BLOW RYDERWOOD LLC	
1263/2789	10/29/2013
GRANTOR: BRUCE R BRYANT	
GRANTEE: BRUCE R BRYANT & BR	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N10 W12 S10 E12\$ BAS= W12 FEP= N10 W12 S10 E12\$ W12S44 E2 FSP= S8 E12 N8 W12\$ E22 N44\$.	