

LOT 18 INDIAN RIDGE S/D PHS 1.
WD 1175-1189, WD 1508-2756, WD 1

CROFT WENDELL/RICO GINA CANO
684 NW INDIAN RIDGE LN
LAKE CITY, FL 32055

2026

05-3S-16-01809-118



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM	MKT AREA	03

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0203	02	1,980	113.5000	116.90	231,462	2024	2024	0	0	2.00	98.00
1 MANUF 3		100% - 2025			Heated Area: 1980				HX Base Yr 2025		
BAS 2025											

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		226,833		
TOTAL MARKET OB/XF VALUE		7,000		
TOTAL LAND VALUE - MARKET		40,000		
TOTAL MARKET VALUE		273,833		
SOH/AGL Deduction		0		
ASSESSED VALUE		273,833		
TOTAL EXEMPTION VALUE		HX HB 50,722		
BASE TAXABLE VALUE		223,111		
TOTAL JUST VALUE		273,833		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		273,833		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	2025	1,980	226,833
TOTALS	1,980			1,980	226,833

NEIGHBORHOOD/LOC 5316.0100 1.00/											
684 NW INDIAN RIDGE LN, LAKE CITY											
BLD DATE			LGL DATE			04/14/2025			MLU		
XF DATE			LAND DATE								
INC DATE			AG DATE								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049804	Right-of-Way Acce		07/23/2024
000049806	Mobile Home		05/14/2024

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1528/1157	11/25/2024	WD	Q	I	01
GRANTOR: FRIER FINANCE, INC					
GRANTEE: CROFT WENDELL					
1508/2756	2/15/2024	WD	U	V	12
GRANTOR: LOPEZ MIRNA B					
GRANTEE: FRIER FINANCE, INC					

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2025	2024		100	7,000

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=16,14] E66 S30 W66 N30 \$											

LAND DESCRIPTION										TOTAL OB/XF														7,000						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	0200	C	MBL HM	100		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000													