LOT 19 INDIAN RIDGE S/D PHS 1.

WD 1174-442

MERCED DANNY
618 NW INDIAN RIDGE LN
LAKE CITY, FL 32055

2026

05-3S-16-01809-119

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 03

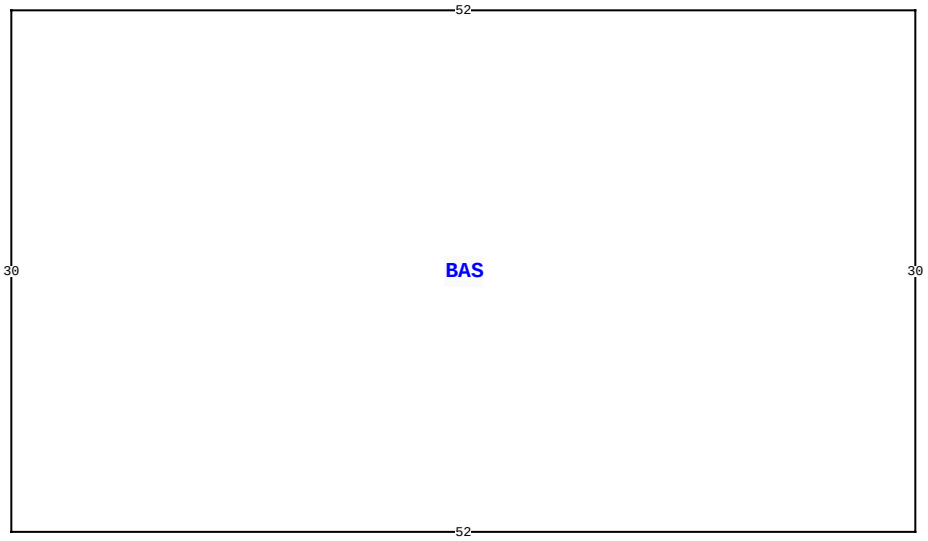
NEIGHBORHOOD/LOC 5316.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	91,866
TOTALS	1,560			1,560	91,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,560	113.9000	107.07	167,029	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2010 Heated Area: 1560 HX Base Yr 2010



618 NW INDIAN RIDGE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		91,866
TOTAL MARKET OB/XF VALUE		10,800
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		142,666
SOH/AGL Deduction		47,947
ASSESSED VALUE		94,719
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,997
TOTAL JUST VALUE		142,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044943	Remodel	25,000	07/12/2022
30831	GARAGE	118	03/07/2013
27882	M H	468	06/16/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1174/0442	5/21/2009	WD	Q	V	01	48,000

GRANTOR: WESTRIDGE INC

GRANTEE: DANNY MERCED

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E52 N30$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
2	0060	CARPORT F	0	100	20	40	800.00	UT	3.50	3.50	100	2014	2014	3	100	2,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,800

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
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							

REVIEW DATE 05/08/2018 BY KR Total Acres: 5.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS