BEG SE COR, RUN N 663.28 FT,
W 1049.62 FT, S 663.69 FT, E
1049.62 FT TO POB.

WESTRIDGE INC
P O BX 1733
LAKE CITY, FL 32056

2026

05-3S-17-04853-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

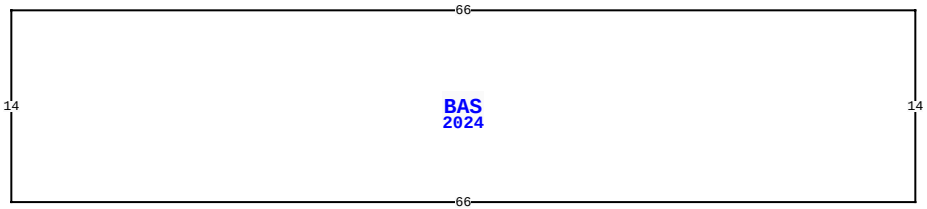
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	5317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2024	924	24,726
TOTALS	924			924	24,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	111.5000	66.90	61,816	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 924 HX Base Yr



646 NE ROURKS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	09/26/2023 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	24,726
TOTAL MARKET OB/XF VALUE	11,600
TOTAL LAND VALUE - MARKET	92,940
TOTAL MARKET VALUE	45,997
SOH/AGL Deduction	2,007
ASSESSED VALUE	43,990
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,990
TOTAL JUST VALUE	129,266
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25065	M H	606	10/02/2006
21373	M H	429	12/22/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0968/0121	11/15/2002	WD	Q	V	06	19,800
GRANTOR: BULLARD PROPERTIES IN						
GRANTEE: WESTRIDGE INC						
0868/2443	11/09/1998	PR	Q	V	01	0
GRANTOR: SALLY ANDERSON AS PR						
GRANTEE: SALLY ANDERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=18,10] E66 S14 W66 N14 $
.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
4	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 11,600

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.99	AC		1.00	1.00	1.00	445.00	445.00	6,671							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.99	AC		1.00	1.00	1.00	6,000.00	6,000.00	89,940							

REVIEW DATE 12/08/2023 BY JB Total Acres: 15.99 Total Land Value: 9,671 Market: 89,940 Agricultural: 6,671 Common: 3,000 PRINTED 11/20/2025 BY SYS