NW1/4 OF SE1/4 OF NE1/4 OF NE1/4
RD, AKA N1/2 OF PRCL #21.

WHITFIELD DAVID E
434 SW RIDDLE LN
LAKE CITY, FL 32024-3645

2026

05-4S-16-02773-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

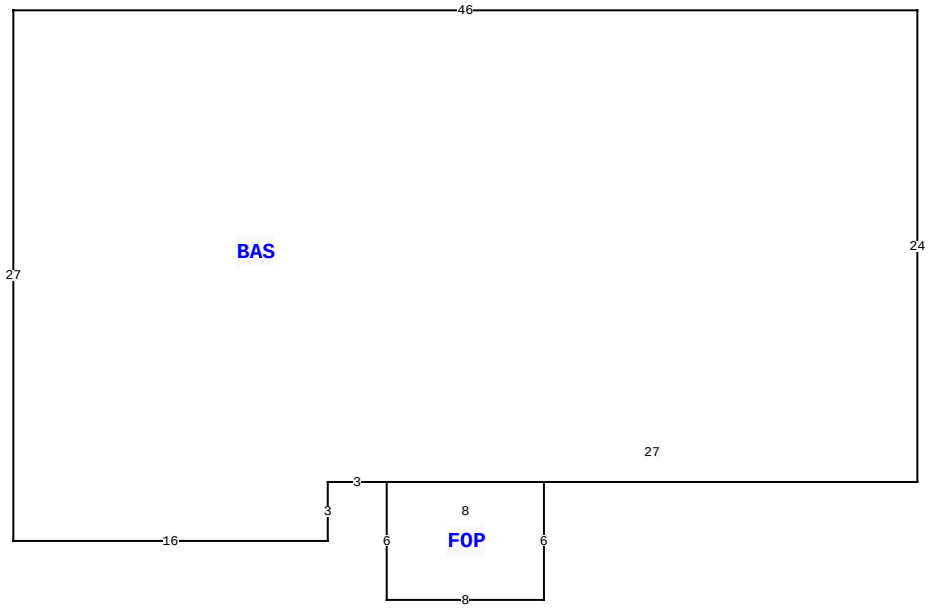
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	5416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	139,804
FOP	48	30		14	1,699
TOTALS	1,200			1,166	141,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,166	139.8151	156.59	182,584	2007	2007	0	0	0	22.50	77.50

2 SINGLE FAM 100% - 2021 Heated Area: 1152 HX Base Yr 2021



434 SW RIDDLE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		141,503
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		179,303
SOH/AGL Deduction		29,926
ASSESSED VALUE		149,377
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,655
TOTAL JUST VALUE		179,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35794	STORAGE	169	09/18/2017
26771	SFR	110	02/18/2008
25687	SFR	377	04/03/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1392/0230	8/22/2019	WD	Q	I	01	164,900
GRANTOR: TERA ADAMS						
GRANTEE: DAVID E WHITFIELD						
1258/2289	6/11/2013	WD	U	I	12	75,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: TERA ADAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S27 E16 N3 E3 FOP= S6 E8 N6 W8$ E27 N24$.

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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	
4	0140	CLFENCE 6	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	0100	C	SFR	100		RSF/MB	350.00	311.00	2.50	AC		1.00	1.00	1.00	12,000.00	12,000.00	30,000							

REVIEW DATE 09/27/2023 BY JB Total Acres: 2.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/04/2025 BY SYS