

BEG NE COR OF SE1/4 OF NW1/4, RU
W 664.40 FT, N 330.80 FT, E 664.

RIDGDILL STEPHANIE
2468 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

08-4S-16-02815-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	01
---------	--	----------	----

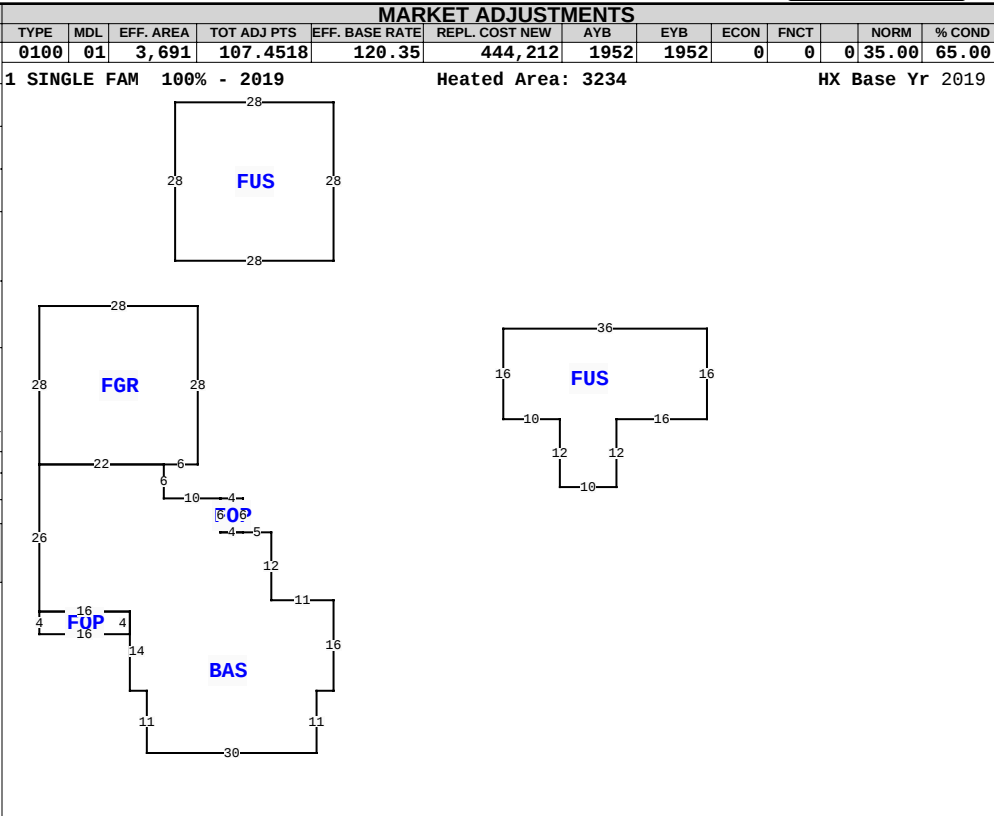
NEIGHBORHOOD/LOC	8416.0200	1.00/
------------------	-----------	-------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,754	100		1,754	137,211
FGR	784	55		431	33,716
FOP	24	30		7	547
FOP	64	30		19	1,487
FUS	696	100		696	54,447
FUS	784	100		784	61,330

TOTALS	4,106			3,691	288,738
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	20	20	400.00	UT	1.40	1.40
2	0190	FPLC PF	0 100	0	0	2.00	UT	1,200.00	1,200.00
3	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00
4	0285	SALVAGE	0 100	0	0	1.00	UT	0.00	0.00
5	0280	POOL R/CON	0 100	15	40	600.00	UT	70.00	70.00
6	0327	STABLES-SM	0 100	0	0	1.00	UT	0.00	0.00
7	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00
8	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	5.05



2468 SW BIRLEY AVE, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
42,380									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		288,738	
TOTAL MARKET OB/XF VALUE		42,380	
TOTAL LAND VALUE - MARKET		55,550	
TOTAL MARKET VALUE		386,668	
SOH/AGL Deduction		206,678	
ASSESSED VALUE		179,990	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		129,268	
TOTAL JUST VALUE		386,668	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		387,928	

SALE:2:1: 40 ACRES & HOUSE
PRMT:2:1: 14X80
SALE:1:1: 5.05 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37594	MAINT/ALTR	94	01/07/2019
37357	MAINT/ALTR	80	10/23/2018
36978	POOL	325	07/17/2018
7523	M H	60	08/26/1993
6525	ADDN SFR	20,000	10/27/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1359/1998	5/09/2018	WD	Q	I	01	205,000	
GRANTOR: FLORINDA R WEBBER							
GRANTEE: STEPHANIE RIDGDILL							
0899/0048	3/09/2000	SD	U	I	07	87,300	
GRANTOR: FIRST FEDERAL SVGS BA							
GRANTEE: JOHN & FLORINDA WEB							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W11 N12 W5 FOP= N6 W4 S6 E4\$ W4 N6 W10 N6 FGR= E6 N28 W28 S28 E22\$ W22 S26 FOP= S4 E16 N4 W16\$ E16 S14 E3 S11 E30 N11 E3 N16\$ PTR=N60FUS= N28 W28 S28 E28 \$ S60\$ PTR=N20 E40 FUS= E10 N12 E16 N16 W36 S16 E10 S12\$ S20 W40\$.									