

LOT 30 BLOCK B PERRY PLACE S/D P
771-1124, CT 1073-155, WD 1073-1

ANDERSON COREY/HEWETT CHRISTA
654 NW RIDGEWOOD AVE
LAKE CITY, FL 32055

2026

15-4S-17-08355-230



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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	4	100
Bathrooms	2.5	100
Stories	1.	1. 100
Architectual	01	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC 15417.030 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	125,083
FSP	260	40	2024	104	6,339
UOP	200	25		50	3,048
TOTALS	2,512			2,206	134,470

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0070	CARPORT UF	0	0	20	26	530.00	UT	5.00	5.00	
2	0296	SHED METAL	0	0	24	40	960.00	UT	7.00	7.00	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	
7	0060	CARPORT F	0	0	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	UNIT TYPE	CONSRV
1	0200	C	MBL HM	0		RMH-1	0.00	0.00	1.00	LT	

REVIEW DATE 11/29/2023 BY TP

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	2,206	117.9000	110.83	244,491	2006	2006	0	0	0	45.00	55.00	
1 MANUF 1 0% - 2025 Heated Area: 2052 HX Base Yr													
232 SE SHARON LN, LAKE CITY													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF													
15,170													

Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		134,470	
TOTAL MARKET OB/XF VALUE		15,170	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		172,140	
SOH/AGL Deduction		0	
ASSESSED VALUE		172,140	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		172,140	
TOTAL JUST VALUE		172,140	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		172,140	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000038237	Roof Replacement	0	06/14/2019
38237	MAINT/ALTR	75	06/14/2019
24151	M H	275	02/20/2006
15090	M H	125	02/17/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1517/498	6/11/2024	WD	Q	I	01	220,000	
GRANTOR: ZF SPV LLC							
GRANTEE: ANDERSON COREY							
1514/1604	11/16/2023	WD	U	I	11	0	
GRANTOR: RICHARDSON TOMMIE W							
GRANTEE: ZF SPV LLC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W45 W31 S27 E76 N27 \$											
FSP=[YR=2024;ORIG=-25,27] S10 W26 N10 E26 \$											
UOP=[ORIG=-45,0] N10 W20 S10 E20 \$											

OTHER ADJUSTMENTS AND NOTES											
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