COMM SE COR OF SEC, RUN N 1417.8
N 1198.49 FT, W 954.54 FT FOR PO
FT, S 210 FT, E 150 FT, N 210 FT

FLOWERS TERESA G
264 SW GREENRIDGE LN
LAKE CITY, FL 32025

2026

18-4S-17-08477-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

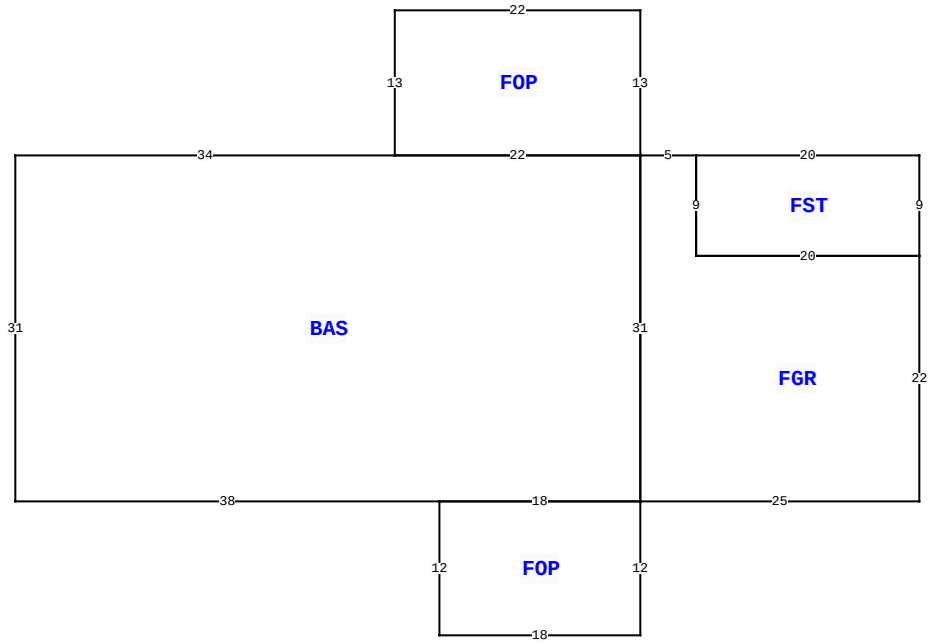
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 06
NEIGHBORHOOD/LOC	18417.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100		1,736	145,135
FGR	595	55		327	27,338
FOP	216	30		65	5,434
FOP	286	30		86	7,190
FST	180	55		99	8,276
TOTALS	3,013			2,313	193,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,313	114.8400	128.62	297,498	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1736 HX Base Yr 2022



264 SW GREENRIDGE LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		193,374
TOTAL MARKET OB/XF VALUE		34,100
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		245,974
SOH/AGL Deduction		29,819
ASSESSED VALUE		216,155
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		165,433
TOTAL JUST VALUE		245,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049083	Electrical Servic	0	01/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1463/1884	3/29/2022	WD	U	I	11	100
GRANTOR: TURPIN MELISSA						
GRANTEE: FLOWERS TERESA G						
1454/383	12/06/2021	PR	U	I	19	275,000
GRANTOR: TURPIN MELISSA J						
GRANTEE: FLOWERS TERESA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S31 E38 FOP= S12 E18 N12 W18$ E18 FGR= E25 N22FST= N9 W20 S9 E20$ W20 N9 W5 S31$ N31 FOP= N13 W22 S13 E22$ W22$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
4	0210	GARAGE U	0	100	30	40	1,200.00	UT	16.00	16.00	100	2017	2017	3	100	19,200	
5	0258	PATIO	0	100	18	40	1.00	UT	1,400.00	1,400.00	100	2023	2022		100	1,400	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2023	2022		100	4,500	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 34,100

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/20/2024 BY TW Total Acres: 0.72 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/21/2025 BY SYS