COMM SE COR OF SEC, RUN N
1417.87 FT, W 577 FT, N 988.50
FT, W 593.86 FT FOR POB, W

RACE TIMOTHY J
328 SW GREENRIDGE LN
LAKE CITY, FL 32025

2026

18-4S-17-08477-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

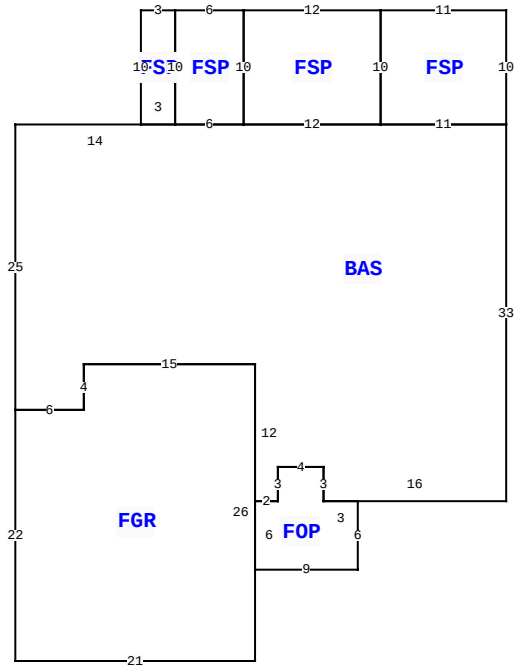
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,179	100		1,179	102,653
FGR	522	55		287	24,989
FOP	66	30		20	1,741
FSP	30	40		12	1,045
FSP	60	40		24	2,090
FSP	110	40		44	3,831
FSP	120	40		48	4,180
TOTALS	2,087			1,614	140,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,614	119.6000	133.95	216,195	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1179 HX Base Yr 2004



328 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		140,527
TOTAL MARKET OB/XF VALUE		5,680
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		164,707
SOH/AGL Deduction		50,112
ASSESSED VALUE		114,595
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,873
TOTAL JUST VALUE		164,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,869

SALE:1:1: LOT 7 GREENRIDGE ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047096	Roof Replacement	14,275	05/01/2023
25095	POOL ENCL	120	10/09/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0983/1374	5/13/2003	WD	Q	I		89,000
GRANTOR: PATRICIA H BISHOP & K						
GRANTEE: TIMOTHY J RACE						
0767/1925	11/18/1992	WD	Q	I		70,000
GRANTOR: WILLIAM EDGAR						
GRANTEE: PATRICIA BISHOP						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N10 W11 S10 E11$ BAS= W11 FSP= N10 W12 S10 E12$ W12 FSP= N10 W6 S10 E6$ W6 FSP= N10 W3 S10 E3$ W14 S25 FGR= S22 E21 N26 W15S4 W6$ E6 N4 E15 S12 FOP= S6E9 N6 W3 N3 W4 S3 W2 $ E2 N3 E4S3 E16 N33$.

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	0166	CONC,PAVMT	0	100	16	80	1,280.00	UT	1.40	1.40	100	0	0	3	100	1,792	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
3	0282	POOL ENCL	0	100	14	32	448.00	UT	15.00	15.00	100	2006	2006	3	40	2,688	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 5,680

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 05/22/2023 BY jerry Total Acres: 0.89 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/21/2025 BY SYS