COMM SE COR OF SEC, N 1417.87 FT
1468.50 FT, W 1251.41 FT FOR POB
S 210.07 FT TO N LINE GREENRIDGE

NELSON GENE M
211 SW GREENRIDGE LN
LAKE CITY, FL 32025

2026

18-4S-17-08477-119

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

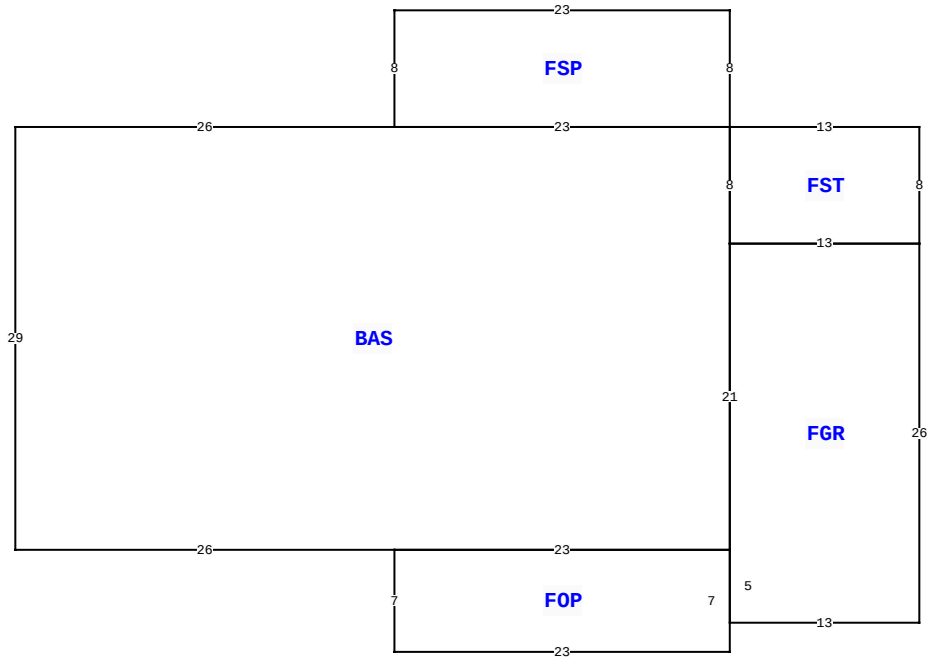
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,421	100		1,421	136,629
FGR	338	55		186	17,884
FOP	161	30		48	4,616
FSP	184	40		74	7,115
FST	104	55		57	5,480
TOTALS	2,208			1,786	171,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,786	114.4640	128.20	228,965	1989	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2024 Heated Area: 1421 HX Base Yr



211 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	171,724
TOTAL MARKET OB/XF VALUE	2,075
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	192,299
SOH/AGL Deduction	0
ASSESSED VALUE	192,299
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,299
TOTAL JUST VALUE	192,299
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1483/527	1/05/2023	WD	Q	I	01	215,000
GRANTOR: SPENCER PATRICIA B						
GRANTEE: NELSON GENE M						
1379/1812	3/05/2019	LE	U	I	14	0
GRANTOR: CORENE D BRINKLEY						
GRANTEE: PATRICIA B SPENCER						

BUILDING NOTES

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	375	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	900	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W26 S29 E26 E23 N21 N8 W23 $
FGR=[ORIG=23,29] S5 E13 N26 W13 S21 $
FSP=[ORIG=23,0] N8 W23 S8 E23 $
FOP=[ORIG=0,29] S7 E23 N7 W23 $
FST=[ORIG=23,8] E13 N8 W13 S8 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,075

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	0		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 02/24/2023 BY ME Total Acres: 0.72 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/06/2025 BY SYS