LOT 18 SADDLE RIDGE S/D.
659-183, 796-705, 838-1215, WD W

NORRIS JEFFREY WADE
P O BOX 2202
LAKE CITY, FL 32056

**2025**

**21-4S-16-03084-018**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

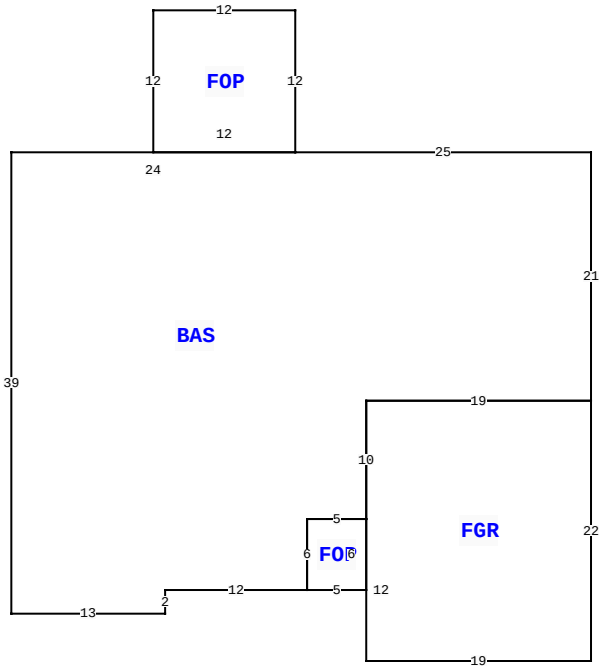
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 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 | 16417.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,505 | 100 | | 1,505 | 155,225 |
| FGR | 418 | 55 | | 230 | 23,722 |
| FOP | 30 | 30 | | 9 | 928 |
| FOP | 144 | 30 | | 43 | 4,435 |
| TOTALS | 2,097 | | | 1,787 | 184,311 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,787 | 112.3080 | 125.78 | 224,769 | 2006 | 2006 | 0 | 0 | 0 | 18.00 | 82.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1505 HX Base Yr




4231 SW COUNTY ROAD 242 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 184,311 |
| TOTAL MARKET OB/XF VALUE | 4,272 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 223,583 |
| SOH/AGL Deduction | 14,074 |
| ASSESSED VALUE | 209,509 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 209,509 |
| TOTAL JUST VALUE | 223,583 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 209,172 |

SALE:2:1: LOTS 17&18

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22831 | SFR | 471 | 02/22/2005 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1340/0380 | 6/20/2017 | WD | Q | I | 01 | 140,000 |
| GRANTOR: TERRY & REBECCA D PEM | | | | | | |
| GRANTEE: JEFFREY WADE NORRIS | | | | | | |
| 1267/2055 | 12/30/2013 | WD | Q | I | 01 | 135,000 |
| GRANTOR: MICHAEL WARREN ROBERT | | | | | | |
| GRANTEE: TERRY PEMBERTON | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W25 FOP= N12 W12 S12 E12$ W24 S39 E13 N2 E12 FOP= E5 N6 W5 S6$ N6 E5 FGR= S12 E19 N22 W19 S10$ N10 E19 N21$.

### 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 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2006 | 2006 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1,262.00 | UT | 3.00 | 3.00 | 60 | 2006 | 2006 | 3 | 60 | 2,272 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,272

| 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 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 04/08/2025 BY KS Total Acres: 0.57 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/20/2025 BY SYS