

LOT 8 OAK RIDGE ESTATES S/D UNIT
536-449, 830-1733, LE 1543-1733,

BROWN KEITH W/BROWN DONNA S
757 SW RIDGE ST
LAKE CITY, FL 32024

2026

25-4S-16-03155-008



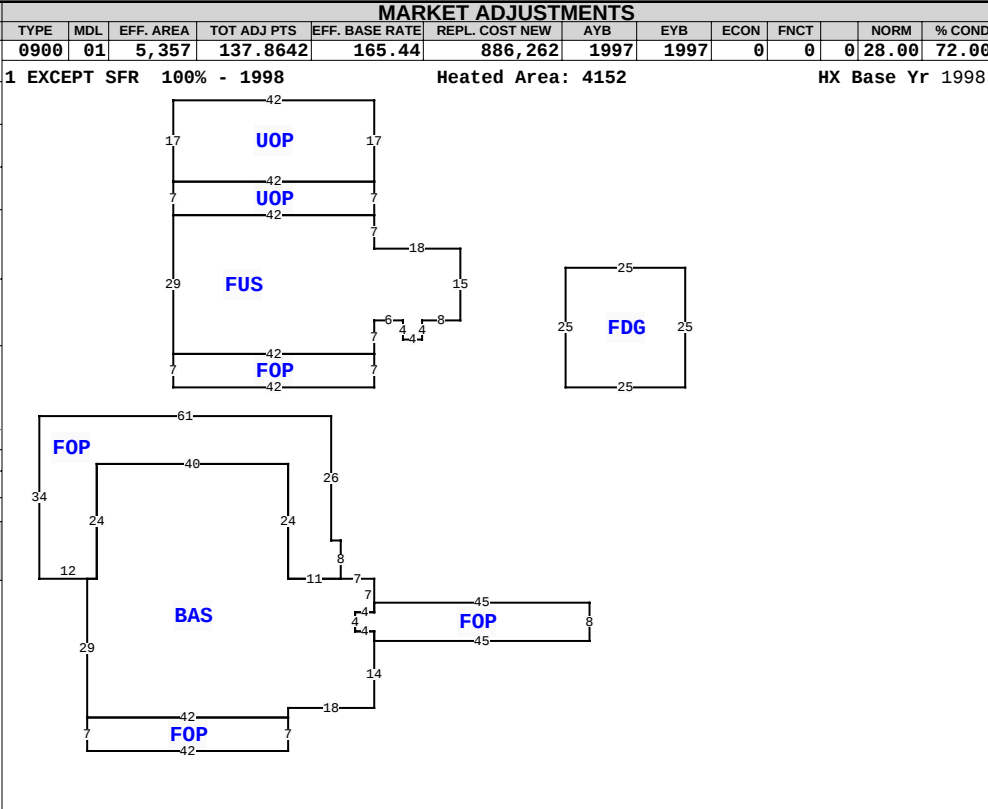
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	08	ENG SPLIT 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	08 08
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	25416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,648	100		2,648	315,421
FDG	625	60		375	44,669
FOP	294	30		88	10,482
FOP	294	30		88	10,482
FOP	376	30		113	13,460
FOP	1,130	30		339	40,380
FUS	1,504	100		1,504	179,152
UOP	294	20		59	7,028
UOP	714	20		143	17,034

TOTALS	7,879			5,357	638,109
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,254.00	UT	1.50
2	0280	POOL R/CON	0	100	16	38	608.00	UT	70.00
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
4	0166	CONC, PAVMT	0	100	0	0	7,189.00	UT	3.00
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00



757 SW RIDGE ST, LAKE CITY	BLD DATE	LGL DATE	04/20/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0	0	1,254.00	UT	1.50	1.50	100	1997	1997	3	100	1,881	
2	0280	POOL R/CON	0	100	16	38	608.00	UT	70.00	70.00	100	2000	2000	3	40	17,024	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	800	
4	0166	CONC, PAVMT	0	100	0	0	7,189.00	UT	3.00	3.00	70	2008	2008	3	70	15,097	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	

LAND DESCRIPTION										TOTAL OB/XF							36,002		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA		
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.20	60,000.00	72,000.00			
REVIEW DATE			07/10/2019		BY	KR		Total Acres: 5.17		Total Land Value: 72,000				Market: 0		Agricultural: 0			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		638,109	
TOTAL MARKET OB/XF VALUE		36,002	
TOTAL LAND VALUE - MARKET		72,000	
TOTAL MARKET VALUE		746,111	
SOH/AGL Deduction		364,949	
ASSESSED VALUE		381,162	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		330,440	
TOTAL JUST VALUE		746,111	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		754,973	

LAND:1:1: 5.16 ACS..			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
37924	MAINT/ALTR	155	03/28/2019
26020	ADDN SFR	310	07/13/2007
17398	POOL	135	09/03/2000
12310	SFR	515	03/24/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1543/1733	6/27/2025	LE	U	I	14	100	
GRANTOR: BROWN KEITH W							
GRANTEE: BROWN KEITH W (ENH							
0830/1733	11/07/1996	WD	Q	V		37,000	
GRANTOR: ENGSKOW							
GRANTEE : BROWN							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W7 FOP= N8 W2 N26 W61 S34 E12 N24 E40 S24 E11\$ W11 N24 W40 S24 W2 S29 FOP= S7 E42 N7 W42\$ E42 N2 E18 N14 FOP= E45 N8 W45 S2 W4 S4 E4 S2\$ N2 W4 N4 E4 N7\$ PTR= N40 FOP= N7 FUS= N7 E6 S4 E4 N4 E8 N15 W18 N7 UOP= N7 UOP= N17 W42 S17 E42\$ W42 S7 E42\$ W42 S29 E42\$ W42 S7 E42\$ S40\$ PTR= N40 E40 FDG= E25 N25 W25 S25\$ S40 W40\$.									