

LOT 10 OAK RIDGE ESTATES S/D
UNIT 2. ORB 742-012, 768-104,
915-250, QC 1107-55, WD 1118-

SHELNUT JAMES CARTER TRUSTEE
869 SW RIDGE ST
LAKE CITY, FL 32024

2025

25-4S-16-03155-010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 07 07

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	2,307	100		2,307	231,773
FGR	552	55		304	30,541
FOP	48	30		14	1,407
FOP	288	30		86	8,640

TOTALS 3,195 2,711 272,360

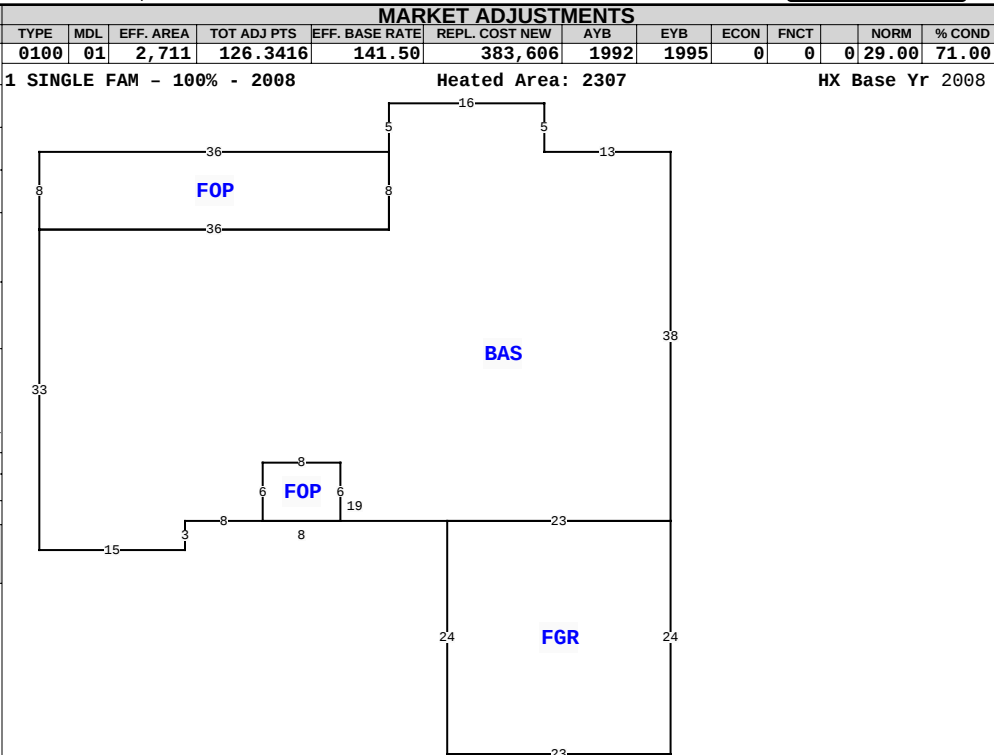
EXTRA FEATURES

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	0021	BARN,FR AE	0 100	47 60	2,820.00	UT	7.00	7.00	100	0	0	3	100	19,740	
2	0180	FPLC 1STRY	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0166	CONC,PAVMT	0 100	30 30	900.00	UT	1.40	1.40	100	0	0	3	100	1,260	
4	0166	CONC,PAVMT	0 100	21 60	1,260.00	UT	1.40	1.40	100	0	0	3	100	1,764	
5	0166	CONC,PAVMT	0 100	0 0	1,500.00	UT	2.00	2.00	100	1993	1993	3	100	3,000	
6	0169	FENCE/WOOD	0 100	0 0	560.00	UT	7.50	7.50	100	1993	1993	3	100	4,200	
7	0294	SHED WOOD/	0 100	0 0	96.00	UT	11.00	11.00	50	2009	2009	3	50	528	
8	0119	MASONRY WA	0 0	0 0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
9	0031	BARN,MT AE	0 100	18 28	504.00	UT	11.00	11.00	100	2014	2014	3	100	5,544	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.20	60,000.00	72,000.00	72,000							

REVIEW DATE 07/10/2019 BY KR



869 SW RIDGE ST, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/20/2022 MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		272,360	
TOTAL MARKET OB/XF VALUE		38,236	
TOTAL LAND VALUE - MARKET		72,000	
TOTAL MARKET VALUE		382,596	
SOH/AGL Deduction		118,688	
ASSESSED VALUE		263,908	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		213,186	
TOTAL JUST VALUE		382,596	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		369,178	

SALE:2:1: LOT 10, OAK RIDGE ESTATES

SALE:1:1: LOT 10 OAK RIDGE ESTATES UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049724	Remodel	21,099	05/03/2024
27867	PUMP/UTPOL	50	06/09/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1186/0498	12/22/2009	WD	U	I	11	100

GRANTOR: JAMES C SHELNUT

GRANTEE: JAMES CARTER SHELNUT

1118/2006 5/07/2007 WD Q I 340,000

GRANTOR: MICHAEL CATTO & SANDR

GRANTEE: JAMES C SHELNUT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13N5 W16 S5 FOP= S8 W36 N8 E36\$ S8 W36 S33 E15 N3
E8FOP= N6 E8 S6 W8\$ E19 FGR= S24 E23 N24 W23\$ E23 N38\$.

Market: 0 Agricultural: 0 Common: 72,000 PRINTED 06/23/2025 BY SYS