LOT 14 OAK RIDGE ESTATES UNIT II
ORB 791-544.

BAILEY GREGORY G/BAILEY LISA
904 SW RIDGE ST
LAKE CITY, FL 32024

2026

25-4S-16-03155-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

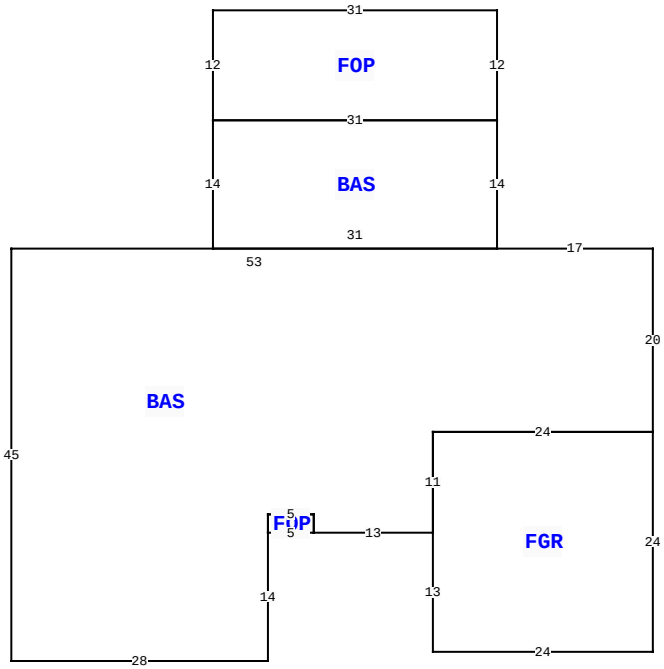
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	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	434	100		434	40,198
BAS	2,288	100		2,288	211,920
FGR	576	55		317	29,361
FOP	10	30		3	278
FOP	372	30		112	10,374
TOTALS	3,680			3,154	292,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,154	121.2200	135.77	428,219	1994	1994	0	0	0	31.78	68.22

1 SINGLE FAM 100% - 1995 Heated Area: 2722 HX Base Yr 1995



904 SW RIDGE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		292,131
TOTAL MARKET OB/XF VALUE		52,224
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		404,355
SOH/AGL Deduction		165,197
ASSESSED VALUE		239,158
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		188,436
TOTAL JUST VALUE		404,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,766

SALE:1:1: LOT 14 OAK RIDGE ESTATES UNIT III

LAND:1:1: 4.11

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043929	Electrical Servic	0	03/16/2022
000042205	Storage Building	25,000	06/23/2021
000041727	Roof Replacement	18,000	04/13/2021
8476	SFR	68,000	06/10/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0791/0544	6/01/1994	WD	Q	V		24,000

GRANTOR: J GREGORY & SUSAN K P

GRANTEE: GREGORY G BAILEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W17 W53 S45 E28 N14 N2 E5 S2 E13 N11 E24 N20 $
FGR=[ORIG=-24,31] S13 E24 N24 W24 S11 $
BAS=[ORIG=-17,0] N14 W31 S14 E31 $
FOP=[ORIG=-17,-14] N12 W31 S12 E31 $
FOP=[ORIG=-42,31] E5 N2 W5 S2 $
.

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	0120	CLFENCE 4	0	100	0	0	280.00	UT	4.50	4.50	100	1994	1994	3	100	1,260	
2	0166	CONC,PAVMT	0	100	0	0	1,730.00	UT	2.00	2.00	100	1994	1994	3	100	3,460	
3	0166	CONC,PAVMT	0	100	0	0	2,152.00	UT	2.00	2.00	100	1994	1994	3	100	4,304	
4	0030	BARN,MT	0	100	60	40	2,400.00	UT	15.00	15.00	100	2023	2022		100	36,000	
5	0252	LEAN-TO W/	0	100	24	60	1,440.00	UT	5.00	5.00	100	2023	2022		100	7,200	

LAND DESCRIPTION

TOTAL OB/XF 52,224

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 08/31/2022 BY JB Total Acres: 4.13 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/19/2025 BY SYS