LOTS 5 THRU 7 OAK RIDGE ESTATES
UNIT 1.

STRAUSS BENJAMIN J/MALINKEY HOLLY
241 SW RIDGE ST
LAKE CITY, FL 32024

2026

25-4S-16-03171-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

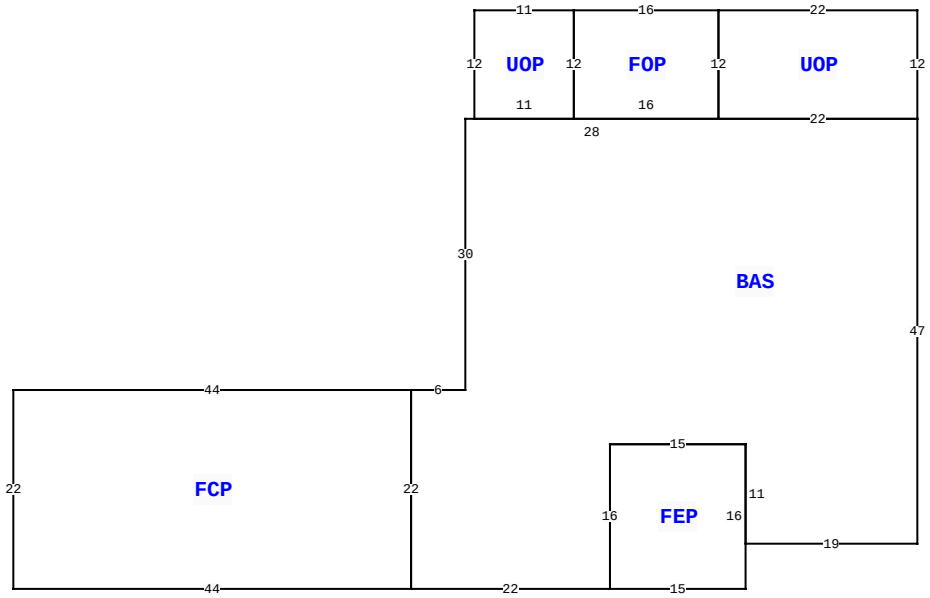
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	06	06
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	2,397	100		2,397	207,236
FCP	968	25		242	20,922
FEP	240	80		192	16,600
FOP	192	30		58	5,015
UOP	132	20		26	2,248
UOP	264	20		53	4,583
TOTALS	4,193			2,968	256,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,968	118.7571	133.01	394,774	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2397 HX Base Yr 2021



241 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		256,603
TOTAL MARKET OB/XF VALUE		6,095
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		316,698
SOH/AGL Deduction		172,493
ASSESSED VALUE		144,205
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,483
TOTAL JUST VALUE		316,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049976	Roof Replacement	22,500	05/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1405/0174	2/05/2020	WD	Q	I	01	260,000
GRANTOR: SANDRA SCOBIE & TIMOT						
GRANTEE: BENJAMIN J STRAUSS						
1373/2600	11/09/2018	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: SANDRA SCOBIE & TIM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= N12 W16 UOP= W11 S12 E11 N12$ S12 E16$ W28 S30 W6 FCP= W44 S22 E44 N22$ S22 E22 FEP= E15 N16 W15 S16$ N16 E15 S11 E19 N47$ UOP= N12 W22 S12 E22$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	127.00	UT	7.50	7.50	100	1993	1993	3	100	953	
3	0166	CONC,PAVMT	0	100	0	0	1,596.00	UT	2.00	2.00	100	1993	1993	3	100	3,192	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 6,095

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	100		A-1	0.00	0.00	0.50	LT		1.00	1.00	0.90	60,000.00	54,000.00	27,000							
2	0000	C	VAC RES	100			0.00	0.00	0.50	LT		1.00	1.00	0.90	60,000.00	54,000.00	27,000							

REVIEW DATE 06/24/2024 BY JS Total Acres: 3.94 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 11/07/2025 BY SYS