LOT 14 OAK RIDGE ESTATES UNIT 1,
NE COR OF LOT 14, RUN E ALONG N
LOTS 14 & 15 (BEING ALSO THE S R

LUSTER ROLAND C JR/LUSTER IRENE L
342 SW RIDGE STREET
LAKE CITY, FL 32024

2026

25-4S-16-03171-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

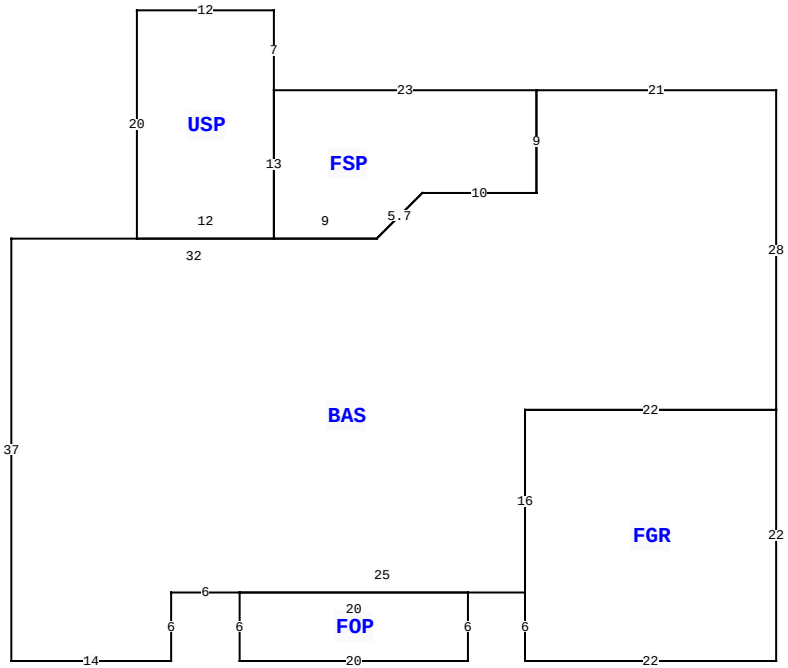
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	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	2,130	100		2,130	225,555
FGR	484	55		266	28,168
FOP	120	30		36	3,813
FSP	251	40		100	10,589
USP	240	35		84	8,895
TOTALS	3,225			2,616	277,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,616	126.4032	141.57	370,347	2001	2001	0	0	0	25.20	74.80

1 SINGLE FAM 100% - 2012 Heated Area: 2130 HX Base Yr 2012



342 SW RIDGE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		277,020
TOTAL MARKET OB/XF VALUE		4,586
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		306,606
SOH/AGL Deduction		91,780
ASSESSED VALUE		214,826
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		164,104
TOTAL JUST VALUE		306,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,494

LAND:1:1: 0.97 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043122	Roof Replacement	18,500	11/08/2021
30345	MAINT/ALTR	40	08/03/2012
16431	SFR	355	12/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1227/0762	12/28/2011	WD	U	I	12	165,000
GRANTOR: REGIONS BANK						
GRANTEE: ROLAND C & IRENE L						
1218/1090	7/13/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: REGIONS BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= W23 USP= N7 W12 S20 E12 N13$ S13 E9 U4 R4 E10 N9$ S9 W10 L4 D4 W32 S37 E14 N6 E6 FOP= S6E20 N6 W20$ E25 FGR= S6 E22N22 W22 S16$ N16 E22 N28$.

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	0166	CONC,PAVMT	0	100	0	0	1,040.00	UT	0.75	0.75	100	2001	2001	3	100	780	
2	0169	FENCE/WOOD	0	100	23	8	184.00	UT	3.75	3.75	100	2001	2001	3	100	690	
3	0120	CLFENCE 4	0	100	0	0	400.00	UT	2.25	2.25	100	2001	2001	3	100	900	
4	0166	CONC,PAVMT	0	100	0	0	1,616.00	UT	1.00	1.00	100	2001	2001	3	100	1,616	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 4,586

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	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 05/02/2022 BY JS Total Acres: 0.87 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/06/2025 BY SYS