

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

GRUBB SHAUN M/GRUBB RACHEL M
316 SW RIDGE ST
LAKE CITY, FL 32025

2026

25-4S-16-03171-015



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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	2,070	100		2,070	208,108
FGR	506	55		278	27,949
FOP	60	30		18	1,810
FSP	135	40		54	5,429
FSP	150	40		60	6,032
FSP	282	40		113	11,360

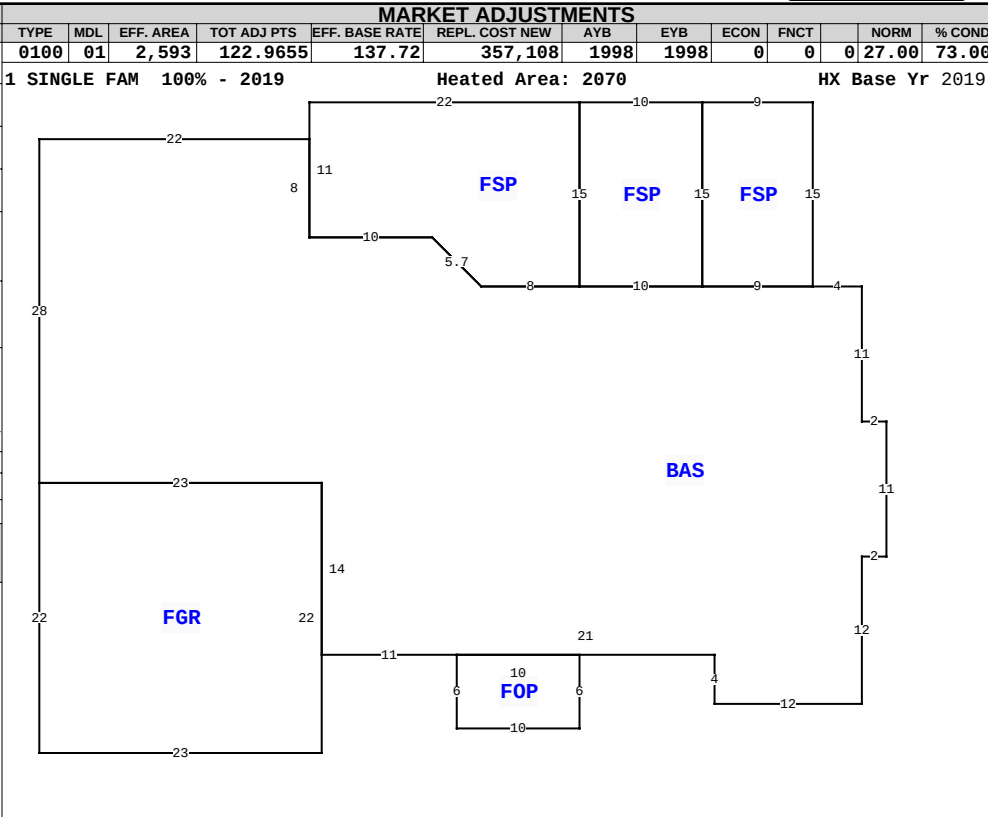
TOTALS	3,203			2,593	260,689
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EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

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	2,654.00	UT	1.50	1.50	100	1998	1998	3	100	3,981	
2	0280	POOL R/CON	0 100	14 30	420.00	UT	70.00	70.00	100	1999	1999	3	40	11,760	
3	0282	POOL ENCL	0 100	38 40	1,520.00	UT	15.00	15.00	100	1999	1999	3	40	9,120	
4	0169	FENCE/WOOD	0 100	45 8	360.00	UT	7.50	7.50	75	1999	1999	3	75	2,025	
5	0294	SHED WOOD/	0 100	12 16	192.00	UT	7.50	7.50	100	1999	1999	3	100	1,440	
6	0252	LEAN-TO W/	0 100	0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0070	CARPORT UF	0 100	0 0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	

REVIEW DATE	07/10/2019	BY	BC	Total Acres:	0.96	Total Land Value:	25,000	Market:	0	Agricultural:	0	Common:	25,000	PRINTED 11/07/2025 BY SYS
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316 SW RIDGE ST, LAKE CITY	BLD DATE	LGL DATE	05/10/2021	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

316 SW RIDGE ST, LAKE CITY								INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
2,654.00	UT	1.50	1.50	100	1998	1998	3	100	3,981		
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1,520.00	UT	15.00	15.00	100	1999	1999	3	40	9,120		
360.00	UT	7.50	7.50	75	1999	1999	3	75	2,025		
192.00	UT	7.50	7.50	100	1999	1999	3	100	1,440		
1.00	UT	0.00	0.00	100	2014	2014	3	100	200		
1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000		

TOTAL OB/XF											29,526	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00		

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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		260,689	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		315,215	
SOH/AGL Deduction		ASSESSED VALUE		231,076	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE		TOTAL JUST VALUE		315,215	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				318,786	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15164	POOL	95	03/04/1999
13869	SFR	265	04/09/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1354/2173	3/05/2018	WD	Q	I	01
GRANTOR: WILLIAM S & CHRISTINE					SALE PRICE
GRANTEE: SHAUN M & RACHEL M					255,000
1278/1058	7/23/2014	WD	Q	I	01
GRANTOR: MARJORIE M HERRIN (SI					225,000
GRANTEE: WILLIAM S & CHRISTI					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS= W4 FSP= N15 W9 S15 E9\$ W9 FSP= N15 W10 S15 E10 \$ W10 FSP= N15 W22 S11 E10 R4 D4 E8\$ W8 U4 L4 W10 N8 W22 S28 FGR= S22 E23N22 W23 \$ E23 S14 E11 FOP= S6 E10 N6 W10\$ E21 S4 E12 N12 E2 N11 W2 N11\$.					