LOT 15 OAK RIDGE ESTATES S/D
UNIT 2. 531-543, 753-689, 758
-1301, WD 1312-1586,

HUNTER-NULL LAURA L/NULL ROY M
1249 SW RIDGE ST
LAKE CITY, FL 32024

2026

26-4S-16-03155-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

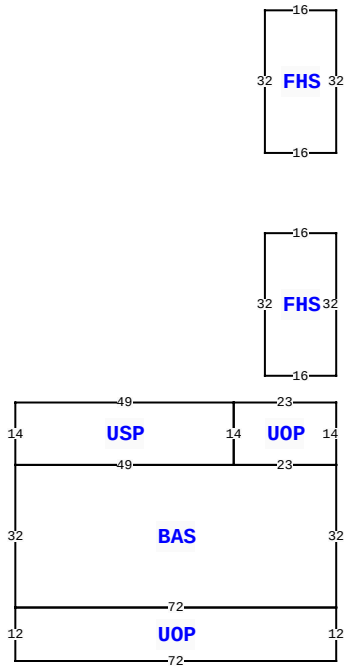
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	2,304	100		2,304	167,476
FHS	512	60		307	22,316
FHS	512	60		307	22,316
UOP	322	20		64	4,652
UOP	864	20		173	12,576
USP	686	35		240	17,445
TOTALS	5,200			3,395	246,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,395	99.8498	111.83	379,663	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 3328 HX Base Yr 1996



1249 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		246,781
TOTAL MARKET OB/XF VALUE		9,168
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		297,949
SOH/AGL Deduction		122,700
ASSESSED VALUE		175,249
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,527
TOTAL JUST VALUE		297,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30501	MAINT/ALTR	0	10/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/1586	4/01/2016	WD	U	I	11	100
GRANTOR: LAURA L HUNTER-NULL						
GRANTEE: LAURA L HUNTER-NULL						
0758/1301	4/06/1992	WD	Q	I		85,000
GRANTOR: WAYNE HOLLINGSWORTH						
GRANTEE: LAURA HUNTER						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N14 W23 S14 E23$ BAS= W23 USP= N14 W49 S14 E49$ W49 S32
UOP= S12 E72 N12 W72$E72 N32$ PTR=N20 FHS= N32 W16S32 E16$
S20$ PTR=N70 FHS= N32 W16 S32 E16$ S70$.

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	1993	1993	3	100	1,200	
2	0060	CARPORT F	0	100	20	20	400.00	UT	3.00	3.00	100	1993	1993	3	100	1,200	
3	0296	SHED METAL	0	100	12	16	312.00	UT	12.00	12.00	75	2007	2007	3	75	2,808	
4	0031	BARN,MT AE	0	100	30	24	720.00	UT	5.50	5.50	100	2014	2014	3	100	3,960	

LAND DESCRIPTION

TOTAL OB/XF 9,168

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	0.70	60,000.00	42,000.00	42,000							

REVIEW DATE 07/10/2019 BY KR Total Acres: 6.92 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/18/2025 BY SYS