LOT 4 OAKRIDGE ESTATES UNIT 3 EX
COR DESC IN ORB 788-1376.

BUMGARNER HARRY D/BUMGARNER PATRICIA
1050 SW RIDGE ST
LAKE CITY, FL 32024

**2026**

**26-4S-16-03155-105**

## BUILDING CHARACTERISTICS

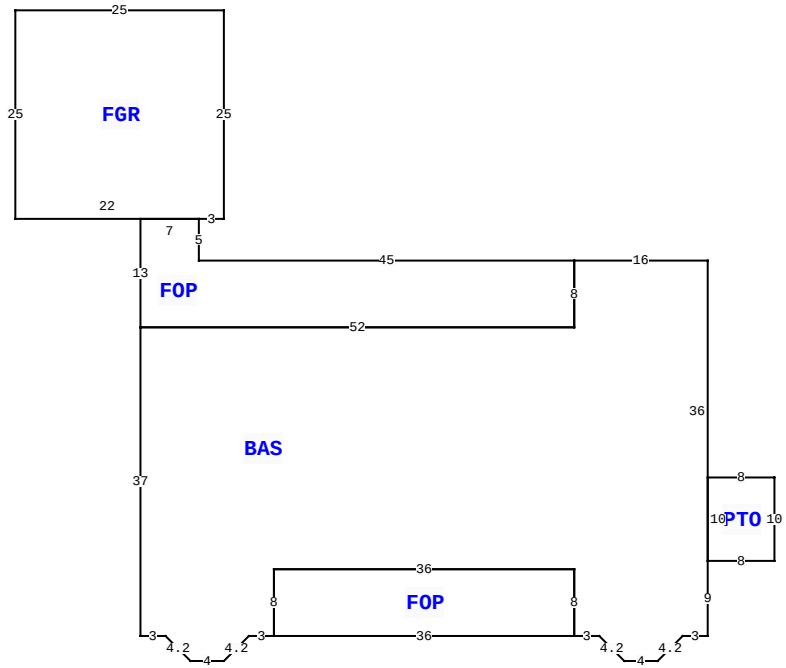
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 10 | ABOVE AVG. 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,398 | 100 | | 2,398 | 234,343 |
| FGR | 625 | 55 | | 344 | 33,617 |
| FOP | 288 | 30 | | 86 | 8,404 |
| FOP | 451 | 30 | | 135 | 13,193 |
| PTO | 80 | 5 | | 4 | 391 |
| TOTALS | 3,842 | | | 2,967 | 289,948 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,967 | 122.8920 | 137.64 | 408,378 | 1996 | 1996 | 0 | 0 | 0 | 29.00 | 71.00 |

1 SINGLE FAM 100% - 1999 Heated Area: 2398 HX Base Yr 1999




1050 SW RIDGE ST, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 289,948 |
| TOTAL MARKET OB/XF VALUE | | 11,840 |
| TOTAL LAND VALUE - MARKET | | 66,000 |
| TOTAL MARKET VALUE | | 367,788 |
| SOH/AGL Deduction | | 120,667 |
| ASSESSED VALUE | | 247,121 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 196,399 |
| TOTAL JUST VALUE | | 367,788 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 371,872 |

LAND:1:1: 4.57 AC

SALE:2:1: LOT 4 OAKRIDGE ESTATES UN III

SALE:1:1: LOT 4 OAK RIDGE ESTATES

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053691 | Generator | | 07/29/2025 |
| 000053626 | Roof Replacement | 21,560 | 07/21/2025 |
| 32042 | MAINT/ALTR | 25 | 06/16/2014 |
| 14010 | STORAGE | 70 | 05/13/1998 |
| 10984 | SFR | 380 | 04/04/1996 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0856/1388 | 4/02/1998 | WD | Q | I | | 173,000 |
| GRANTOR: LOPEZ | | | | | | |
| GRANTEE: BUMGARNER | | | | | | |
| 0819/0070 | 3/14/1996 | WD | Q | V | | 32,000 |
| GRANTOR: DONNA & DESMOND KENNE | | | | | | |
| GRANTEE: ARMONDO E & CAROLYN | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W16 FOP= W45 N5 FGR= E3 N25 W25 S25 E22$ W7 S13 E52N8$ S8 W52 S37 E3 D3 R3 E4 R3 U3 E3 FOP= E36 N8 W36 S8$N8 E36 S8 E3 D3 R3 E4 R3 U3 E3 N9 PTO= E8 N10 W8 S10$ N36$.

## 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1996 | 1996 | 3 | 100 | 2,000 | |
| 2 | 0030 | BARN,MT | 0 | 0 | 24 | 30 | 720.00 | UT | 12.00 | 12.00 | 75 | 1998 | 1998 | 3 | 75 | 6,480 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 12 | 140 | 1,680.00 | UT | 2.00 | 2.00 | 100 | 1996 | 1996 | 3 | 100 | 3,360 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,840

| 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 | 1.10 | 60,000.00 | 66,000.00 | 66,000 | | | | | | | |

REVIEW DATE 08/12/2025 BY chuck Total Acres: 4.57 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 11/18/2025 BY SYS