COMM INTERS S LINE OF NW1/4 OF N
RIDGEWOOD DRIVE, RUN S 15 FT, E
RIDGEWOOD DR, RUN E'LY ALONG C/L

J & J FLORIDA DEVELOPMENT LLC
242 SE MIMOSA PL
LAKE CITY, FL 32025

2026

31-3S-17-06057-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

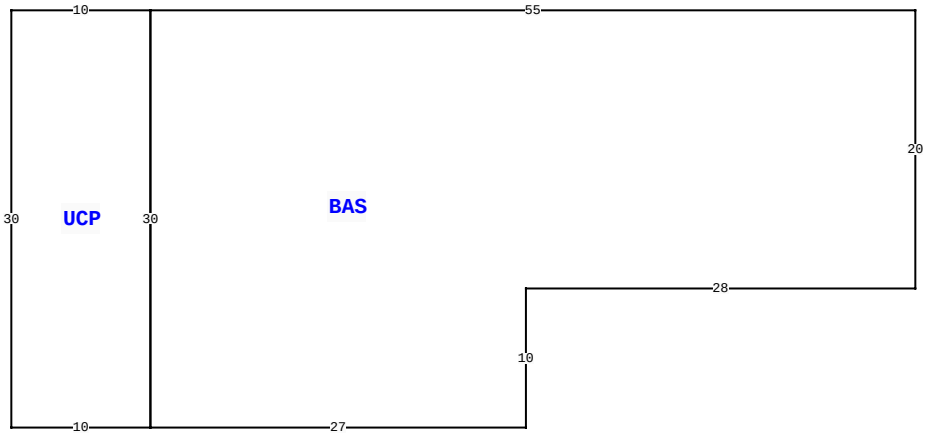
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 60
Exterior Wall	32	HARDIE BRD 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,370	100		1,370	66,797
UCP	300	20		60	2,926
TOTALS	1,670			1,430	69,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,430	66.9773	75.01	107,264	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1370 HX Base Yr



1280 NW EADIE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	69,722
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	11,166
TOTAL MARKET VALUE	80,988
SOH/AGL Deduction	0
ASSESSED VALUE	80,988
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,988
TOTAL JUST VALUE	80,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/2622	4/08/2022	WD	Q	I	05	60,000
GRANTOR: CRUSE TERRY						
GRANTEE: J & J FLORIDA DEVEL						
1119/0511	5/09/2007	WD	Q	I		68,000
GRANTOR: WILLIAM SULLIVAN						
GRANTEE: TERRY & JEAN CRUSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 UCP= W10 S30 E10 N30$ S30 E27 N10 E28 N20$.

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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	0		*RSF-2	0.00	0.00	11,753.24	SF		1.00	1.00	1.00	0.95	0.95	11,166							

REVIEW DATE 08/19/2016 BY DF Total Acres: 0.27 Total Land Value: 11,166 Market: 0 Agricultural: 0 Common: 11,166 PRINTED 11/18/2025 BY SYS