COMM INTERS S LINE OF NW1/4 OF
NW1/4 & C/L RIDGEWOOD DR, RUN
S 15 FT, E 33 FT TO E R/W

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

**2026**

**31-3S-17-06057-004**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| 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 |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| 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 | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 10,818 |
| TOTAL MARKET VALUE | 10,818 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 10,818 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,818 |
| TOTAL JUST VALUE | 10,818 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 10,818 |

| 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

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0000 | C | VAC RES | 0 | | *RSF-2 | 0.00 | 0.00 | 11,387.19 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 10,818 | | | | | | | |

REVIEW DATE 04/27/2022 BY MLU Total Acres: 0.26 Total Land Value: 10,818 Market: 0 Agricultural: 0 Common: 10,818 PRINTED 11/18/2025 BY SYS