

LOTS 2,3,& 4 RIDGEWOOD MANOR.
WD 288-85, WD 994-2276, WD 1246-

CAMPUS USA CREDIT UNION
P O BOX 147029
GAINESVILLE, FL 32614

2026

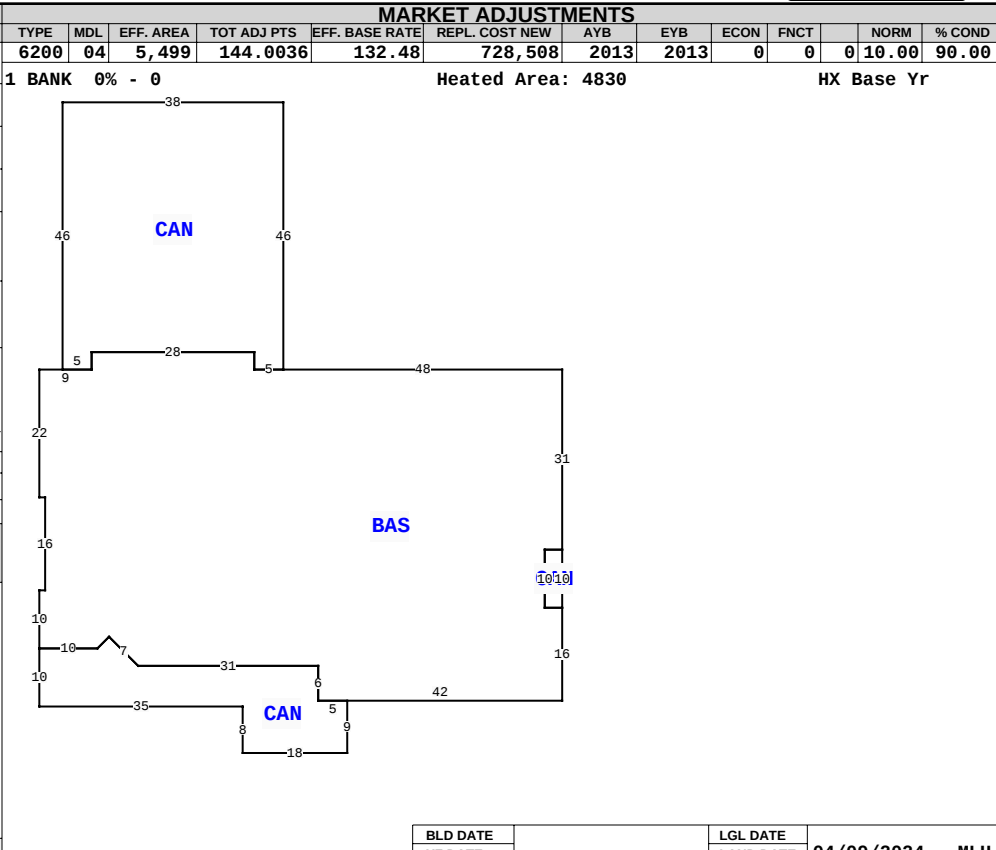
31-3S-17-06219-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	17	MSNRY STUC 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		11 100
Stories	1.	1. 100
Units		0 100

Quality	08 08
DOR CODE	2300
FINANCIAL BLDG	
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	4,830	100		4,830	575,890
CAN	30	30		9	1,073
CAN	536	30		161	19,196
CAN	1,664	30		499	59,497
TOTALS	7,060			5,499	655,657



1658 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024
INC DATE		AG DATE	MLU

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	0260	PAVEMENT-A	0	0	0	0	36,325.00	UT	1.60	1.60	100	2013	2013	3	100	58,120	
2	0166	CONC, PAVMT	0	0	0	0	2,135.00	UT	2.00	2.00	100	2013	2013	3	100	4,270	
3	0168	PNEUMATIC	0	0	0	0	2.00	UT	15,000.00	15,000.00	100	2013	2013	3	100	30,000	
4	0253	LIGHTING	0	0	0	0	12.00	UT	1,500.00	1,500.00	100	2013	2013	3	100	18,000	
5	0164	CONC BIN	0	0	21	21	441.00	UT	11.00	11.00	100	2013	2013	3	100	4,851	

LAND DESCRIPTION										TOTAL OB/XF								115,241	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
1	2300	C	FINANCIAL	0		CG	0.00	0.00	93,204.00	SF		1.00	1.00	1.00	8.50	8.50	7		
REVIEW DATE		04/06/2016		BY	CP	Total Acres: 2.14			Total Land Value: 792,234			Market: 0			Agricultural: 0				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		655,657	
TOTAL MARKET OB/XF VALUE		115,241	
TOTAL LAND VALUE - MARKET		792,234	
TOTAL MARKET VALUE		1,563,132	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,563,132	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,563,132	
TOTAL JUST VALUE		1,563,132	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,570,417	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31152	COMMERCIAL	4,655	06/19/2013
18379	REMODEL	130	06/11/2001
14480	COMMERCIAL	30	09/02/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1246/1028	12/17/2012	WD	Q	I	05	775,000

GRANTOR: ROBERT P & SHIRLEY E
GRANTEE: CAMPUS USA CREDIT U

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS= W48 CAN= N46 W38 S46 E5 N3 E28 S3 E5\$ W5 N3 W28 S3 W9 S22 E1 S16 W1 S10 CAN= S10 E35 S8 E18 N9 W5 N6 W31 U5 L5 D2 L2 W10\$ E10 R2 U2 R5 D5 E31 S6 E42 N16 CAN= N10 W3 S10 E3\$ W3 N10 E3 N31\$.