

W1/2 OF LOT 5 RIDGEWOOD MANOR S/
764-193, DC 1092-1938

BONDS HELEN WILCOX/WILCOX JOHNNY EARL
161 SANDLIN AVE SW
LAKE CITY, FL 32025

2026

31-3S-17-06222-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	05	05
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	880	100		880	61,965
FOP	50	30		15	1,056
FOP	112	30		34	2,394

TOTALS	1,042			929	65,415
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00
2	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00
3	0166	CONC, PAVMT	0	50	0	0	1.00	UT	0.00
4	0040	BARN, POLE	0	50	32	20	640.00	UT	2.50
5	0120	CLFENCE 4	0	50	0	0	1.00	UT	0.00
6	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00
7	0169	FENCE/WOOD	0	50	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	50		CG	110.00	150.00	16,500.00

REVIEW DATE 08/24/2016 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	929	96.7200	108.33	100,639	1959	1959		0	0	35.00	65.00	
1 SINGLE FAM 50% - 2007 Heated Area: 880 HX Base Yr 2007													

161 SW SANDLIN AVE, LAKE CITY

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00	0.00	100	0	0
2	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00	0.00	100	0	0
3	0166	CONC, PAVMT	0	50	0	0	1.00	UT	0.00	0.00	100	1993	1993
4	0040	BARN, POLE	0	50	32	20	640.00	UT	2.50	2.50	100	1993	1993
5	0120	CLFENCE 4	0	50	0	0	1.00	UT	0.00	0.00	100	1993	1993
6	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00	0.00	100	2016	2016
7	0169	FENCE/WOOD	0	50	0	0	1.00	UT	0.00	0.00	100	2016	2016

TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0100	C	SFR	50		CG	110.00	150.00	16,500.00	SF		1.00	1.00

Total Acres: 0.38 Total Land Value: 14,438 Market: 0 Agricultural: 0 Common: 14,438

COLUMBIA COUNTY PROPERTY													
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VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		65,415
TOTAL MARKET OB/XF VALUE		3,840
TOTAL LAND VALUE - MARKET		14,438
TOTAL MARKET VALUE		83,693
SOH/AGL Deduction		17,753
ASSESSED VALUE		65,940
TOTAL EXEMPTION VALUE		24,093
BASE TAXABLE VALUE		41,847
TOTAL JUST VALUE		83,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS= W6 FOP= N8 W14 S8 E14\$ W14 S44 E5 FOP= S5 E10 N5 W10\$ E15 N44\$.							
