

EAST 200 FT OF LOT 6 RIDGEWOOD
MANOR S/D. 809-1431, DC 909-
1024,1025,1026, WD 1327-1773,

C A BOONE CONSTRUCTION INC
P O BOX 3236
LAKE CITY, FL 32056

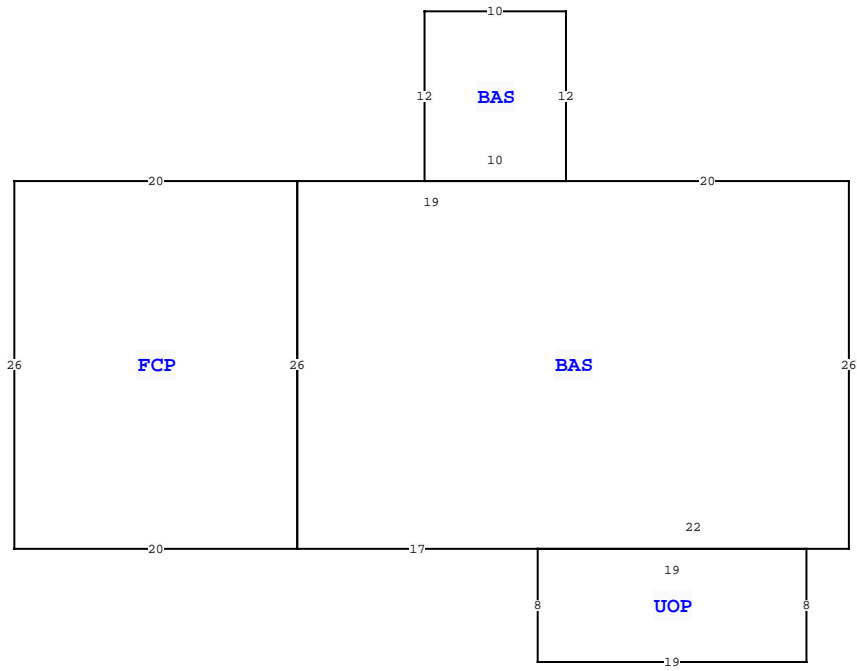
2026

31-3S-17-06223-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	01 MINIMUM 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floo	09 PINE WOOD 100
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,294	50.4000	56.45	73,046	1935	1935	0	0	10	35.00	55.00
1 SINGLE FAM 0% - 0 Heated Area: 1134 HX Base Yr												



Quality	03 03				
DOR CODE	1700 OFFICE BLD 1STY				
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	120	100		120	3,726
BAS	1,014	100		1,014	31,482
FCP	520	25		130	4,036
UOP	152	20		30	932
TOTALS	1,806			1,294	40,175

216 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

EXTRA FEATURES																
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	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,000	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
3	0140	CLFENCE 6	0	0	0	70.00	UT	6.50	6.50	100	2003	2003	3	100	455	
4	0169	FENCE/WOOD	0	0	0	360.00	UT	7.50	7.50	40	2003	2003	3	40	1,080	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	105,225		
TOTAL MARKET OB/XF VALUE	4,335		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	164,560		
SOH/AGL Deduction	0		
ASSESSED VALUE	164,560		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	164,560		
TOTAL JUST VALUE	164,560		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	166,249		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22739	COMMERCIAL	190	01/27/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/2646	1/17/2018	WD	U	I	11	100
GRANTOR: JAMES F BOONE						
GRANTEE: C A BOONE CONSTRUCT						
1327/1773	12/16/2016	WD	Q	I	05	146,300
GRANTOR: EVACHEK'S TREE SERVIC						
GRANTEE: JAMES F BOONE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W20 BAS= N12 W10 S12 E10\$ W19 FCP= W20 S26 E20 N26\$ S26 E17 UOP= S8 E19 N8 W19\$E22 N26\$.

LAND DESCRIPTION													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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	1700	C	1STORY OFF	0		CG	110.00	200.00	22,000.00	SF		1.00	1.00	1.00	2.50	2.50	55,000								

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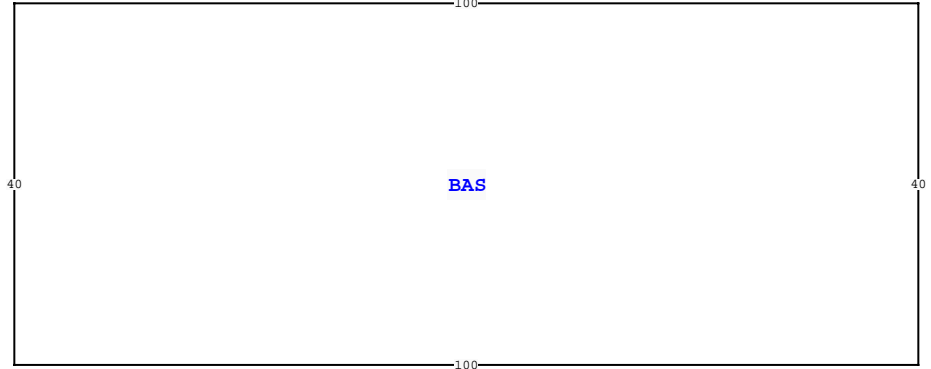
2026

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	29	NONE 40
Roof Structure	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floor	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	0	100
Frame	05	STEEL 100
Story Height		16 100
RMS		2 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	PREF M B S	0% - 0			84,480	2005	2005	0	0	23.00	77.00	
			Heated Area: 4000						HX Base Yr			



Quality	05	05			
DOR CODE	1700 OFFICE BLD 1STY				
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	4,000	100		4,000	65,050
TOTALS	4,000			4,000	65,050

EXTRA FEATURES																
L	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
216 SW SISTERS WELCOME RD, LAKE CITY																

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TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			164,560	
TOTAL JUST VALUE			164,560	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			166,249	

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GRANTOR: EVACHEK'S TREE SERVIC						
GRANTEE: JAMES F BOONE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W100 S40 E100 N40\$.

LAND DESCRIPTION										TOTAL OB/XF														
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								