LOT 14 RIDGEWOOD MANOR S/D. & CO
14 RIDGE-WOOD MANOR S/D, RUN E 1
FT, W 18 FT, N 122.39 FT TO POB.

WPG-LAKE CITY, LLC
4211 W BOY SCOUT BLVD, SUITE 620
TAMPA, FL 33607

2026

31-3S-17-06233-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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

129 SW SISTERS WELCOME RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,317
TOTAL LAND VALUE - MARKET	113,789,250
TOTAL MARKET VALUE	113,796,567
SOH/AGL Deduction	113,714,348
ASSESSED VALUE	82,219
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,219
TOTAL JUST VALUE	113,796,567
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,067

LAND:5:1: 0.59 AC
LAND:4:1: 0.47 AC
LAND:3:1: 0.54 AC
LAND:2:1: 0.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1507/1911	2/07/2024	QC	U	I	11	100
GRANTOR: LAKE CITY U AUTOMOTIV						
GRANTEE: WPG-LAKE CITY LLC						
1507/1907	2/07/2024	WD	Q	I	05	3,300,000
GRANTOR: LAKE CITY U AUTOMOTIV						
GRANTEE: WPG-LAKE CITY, LLC						

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
1	0260	PAVEMENT-A	0	0	0	0	11,148.00	UT	0.90	0.90	50	2001	2001	3	50	5,017	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	500	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,200.00	1,200.00	50	1993	1993	3	50	600	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 7,317

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	1001	C	MISC COMMERC	0		CG	0.00	0.00	37,900.00	SF		1.00	1.00	1.00	2.50	2.50	94,750							
2	1000	C	VACANT COMME	0		CI	0.00	0.00	0.50	LT		1.00	1.00	1.00	29,000.00	29,000.00	14,500							
3	1000	C	VACANT COMME	0		CI	0.00	0.00	3,920.00	SF		1.00	1.00	1.00	29,000.00	29,000.00	113,680,000							

REVIEW DATE 03/13/2024 BY TP Total Acres: 1.24 Total Land Value: 113,789,250 Market: 0 Agricultural: 0 Common: 113,789,250 PRINTED 11/17/2025 BY SYS