LOTS 17 & 18 RIDGEWOOD MANOR S/D
LOT 17 & RUN E 18 FT, S 200 FT,
200 FT TO POB.

VYP, LLC
794 SW MANDIBI DR
LAKE CITY, FL 32024

2026

31-3S-17-06236-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		18 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	04	04

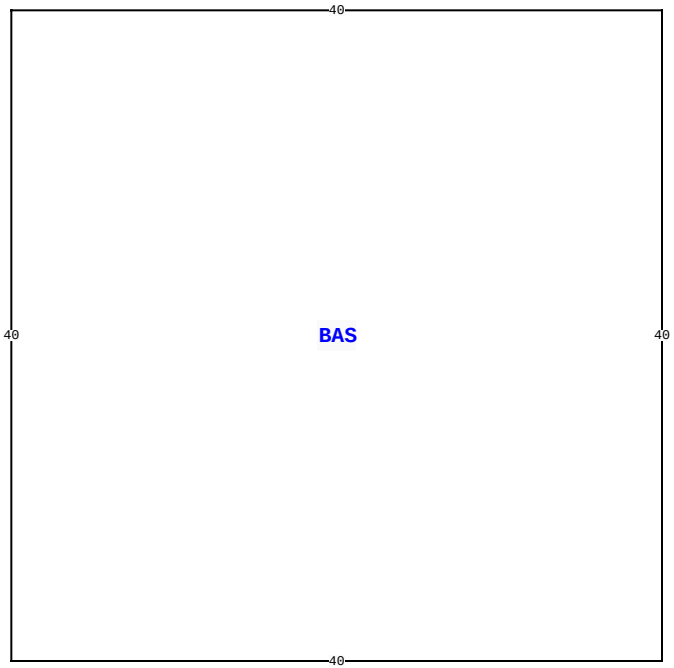
DOR CODE	4800	WAREHOSE/DISTRB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100		1,600	50,857
TOTALS	1,600			1,600	50,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8701	06	1,600	94.5929	33.11	52,976	2019	2019	0	0	0	4.00	96.00

3 PREF M B S 0% - 0 Heated Area: 1600 HX Base Yr



183 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: 2	Tax Dist:
BUILDING MARKET VALUE	50,857
TOTAL MARKET OB/XF VALUE	8,288
TOTAL LAND VALUE - MARKET	123,800
TOTAL MARKET VALUE	182,945
SOH/AGL Deduction	0
ASSESSED VALUE	182,945
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182,945
TOTAL JUST VALUE	182,945
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,945

LAND:1:1: JOINS 2 OTHER LOTS
LAND:2:1: 0.71 ACRES
SALE:5:1: DID NOT INCL THE 18' X 100' STRIP ADJOIN
BLDG:2:1: NO LIVING HERE-USED AS STORAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40322	STORAGE	0	08/10/2020
35273	DEMOLISH	75	05/04/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1262/1435	10/03/2013	WD	U	I	12	130,000
GRANTOR: PEOPLES STATE BANK						
GRANTEE: JCP-VYP LLC						
1262/1433	9/23/2013	WD	U	I	12	100
GRANTOR: JAMES R MUNNS						
GRANTEE: PEOPLES STATE BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S40 E40 N40$.

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	0166	CONC,PAVMT	0	0	0	0	1,880.00	UT	2.00	2.00	100	2019	2019	3	100	3,760	
2	0060	CARPORT F	0	0	21	48	1,008.00	UT	3.50	3.50	100	2021	2020		100	3,528	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 8,288

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	4800	C	WAREHOUSE	0		CG	0.00	311.00	31,100.00	SF		1.00	1.00	0.80	2.50	2.00	62,200							
2	1000	C	VACANT COMME	0		RSF/M	100.00	308.00	30,800.00	SF		1.00	1.00	0.80	2.50	2.00	61,600							

REVIEW DATE 09/23/2020 BY BC Total Acres: 1.42 Total Land Value: 123,800 Market: 0 Agricultural: 0 Common: 123,800 PRINTED 11/17/2025 BY SYS