LOT 23 RIDGEWOOD MANOR S/D.
833-1122, WD 1313-981, WD 1400-8

FLORIDA FIRST COAST INVESTMENT CORP
955 SW BAYA DR
LAKE CITY, FL 32025

2026

31-3S-17-06241-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

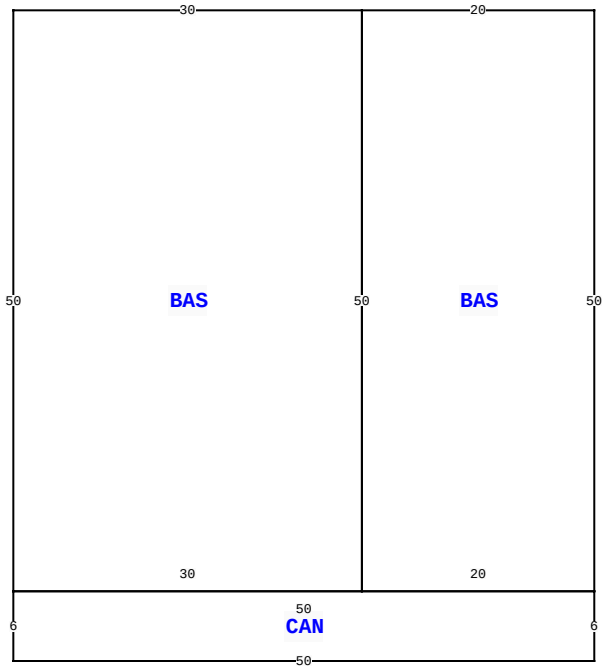
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	1100	STORES/1 STORY
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	1,000	100		1,000	34,170
BAS	1,500	100		1,500	51,255
CAN	300	30		90	3,076
TOTALS	2,800			2,590	88,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	2,590	90.4020	56.95	147,500	1997	1997	0	0	0	40.00	60.00

1 STORE RETL 0% - 0 Heated Area: 2500 HX Base Yr



291 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	88,500
TOTAL MARKET OB/XF VALUE	3,852
TOTAL LAND VALUE - MARKET	63,772
TOTAL MARKET VALUE	156,124
SOH/AGL Deduction	0
ASSESSED VALUE	156,124
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,124
TOTAL JUST VALUE	156,124
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,549

SALE:1:1: .65 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25492	MAINT/ALTR	50	02/05/2007
12247	COMMERCIAL	445	03/07/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1400/0846	12/03/2019	WD	Q	I	01	182,500
GRANTOR: KATHRYN E MCELHANEY &						
GRANTEE: FLORIDA FIRST COAST						
1313/0981	4/07/2016	WD	U	I	30	11,900
GRANTOR: KATHRYN E MCELHANEY						
GRANTEE: KATHRYN E & RONALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S50 CAN= S6 E50 N6 W50$ E30 N50$ BAS= S50 E20 N50 W20$.

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	6	56	336.00	UT	2.00	2.00	100	1997	1997	3	100	672	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,000	
3	0296	SHED METAL	0	0	10	16	160.00	UT	5.00	5.00	100	2003	2003	3	100	800	
4	0296	SHED METAL	0	0	12	24	288.00	UT	5.00	5.00	75	2003	2003	3	75	1,080	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,852

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	1100	C	STORE 1FLR	0		CG	100.00	284.00	28,343.00	SF		1.00	1.00	1.00	2.25	2.25	63,772							

REVIEW DATE 04/06/2016 BY CP Total Acres: 0.65 Total Land Value: 63,772 Market: 0 Agricultural: 0 Common: 63,772 PRINTED 11/17/2025 BY SYS