COMM SW COR OF NE1/4 OF NW1/4, R
FOR POB, RUN N 1323.01 FT, E 495
1322.72 FT, W 496.01 FT TO POB E

PRIDGEN MICHAEL D/PRIDGEN MARIANNE E
422 NW CHARTER OAK GLN
LAKE CITY, FL 32055

2026

33-2S-16-01816-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	33216.00	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	65,260
TOTAL MARKET VALUE	8,468
SOH/AGL Deduction	1,321
ASSESSED VALUE	7,147
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,147
TOTAL JUST VALUE	69,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	07/11/2022 SPF

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1541/667	5/27/2025	LE	U	I	14	100
GRANTOR: PRIDGEN MICHAEL D						
GRANTEE: PRIDGEN MICHAEL D (						
1337/0636	5/17/2017	TR	U	V	11	100
GRANTOR: HELEN JANE PRIDGEN TR						
GRANTEE: MICHAEL D & MARIANN						

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.04	AC		1.00	1.00	1.00	445.00	445.00	4,468							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.04	AC		1.00	1.00	1.00	6,500.00	6,500.00	65,260							

REVIEW DATE 04/11/2018 BY KR Total Acres: 10.04 Total Land Value: 4,468 Market: 65,260 Agricultural: 4,468 Common: 0 PRINTED 11/18/2025 BY SYS