COMM SW COR OF NE1/4 OF NW1/4, E
POB, N 440.38 FT, E 495.97 FT, S
496.01 FT TO POB.

PRIDGEN PATRICK C/PRIDGEN ASHTON E
439 NW PROCTOR GLN
LAKE CITY, FL 32055

2026

33-2S-16-01816-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

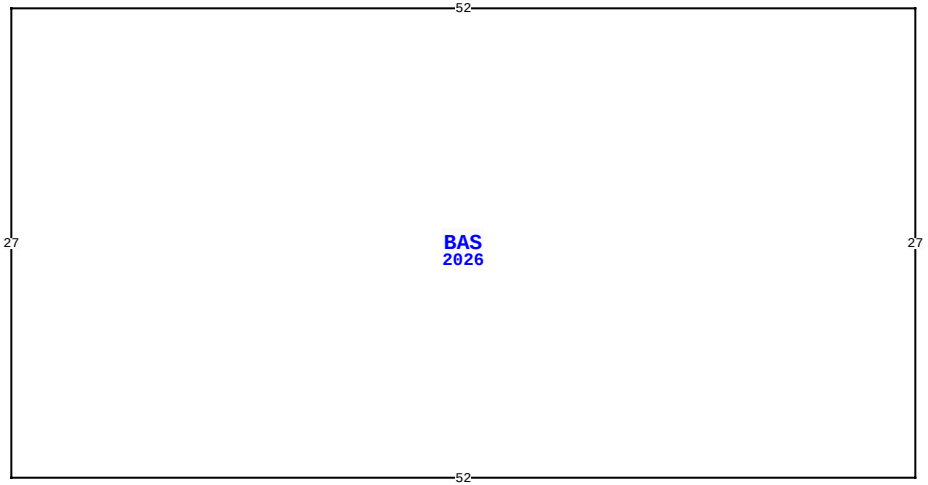
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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
BAS	1,404	100	2026	1,404	153,924
TOTALS	1,404			1,404	153,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,404	113.0000	111.87	157,065	2025	2025	0	0	0	2.00	98.00

1 MANUF 2 0% - 2026 Heated Area: 1404 HX Base Yr



439 NW PROCTOR GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	07/11/2022 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	153,924
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	42,140
TOTAL MARKET VALUE	169,713
SOH/AGL Deduction	0
ASSESSED VALUE	169,713
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,713
TOTAL JUST VALUE	203,064
NCON VALUE	160,924
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052229	Mobile Home		01/31/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/934	11/27/2024	QC	U	V	11	100

GRANTOR: PRIDGEN MICHAEL D
GRANTEE: PRIDGEN PATRICK C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=19,12] E52 S27 W52 N27 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	4.02	AC		1.00	1.00	1.00	445.00	445.00	1,789							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,140							
3	0200	C	MBL HM	0					1.00			1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 04/15/2025 BY MLU Total Acres: 5.02 Total Land Value: 8,789 Market: 35,140 Agricultural: 1,789 Common: 7,000 PRINTED 11/19/2025 BY SYS