LOT 2 BLOCK B CYPRESS LAKE S/D.
688-647, 768-1071, 795-1952, LE

NORMAN ALLINE L
166 SW RIDGEVIEW PLACE
LAKE CITY, FL 32024

2026

33-3S-16-02434-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

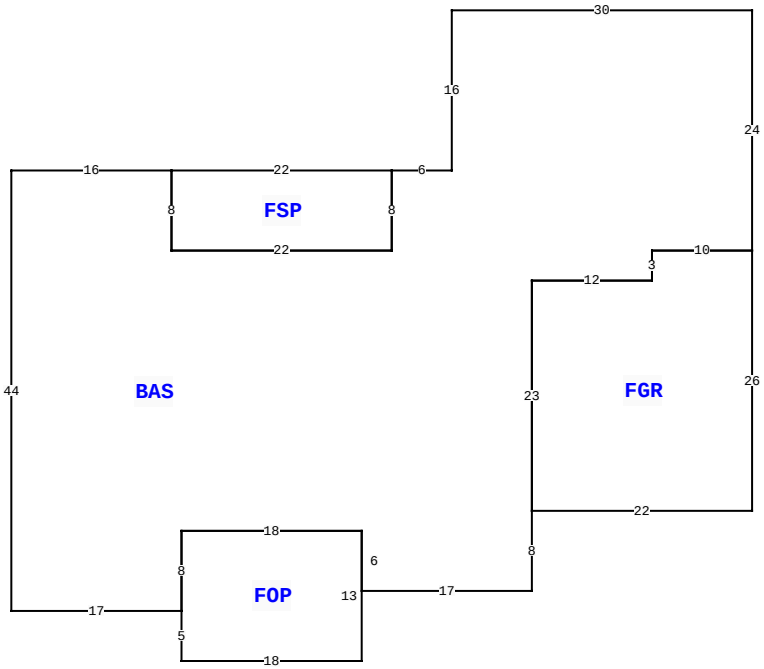
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,626	100		2,626	225,601
FGR	536	55		295	25,344
FOP	234	30		70	6,014
FSP	176	40		70	6,014
TOTALS	3,572			3,061	262,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,061	118.0102	132.17	404,572	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 2626 HX Base Yr 1995



166 SW RIDGEVIEW PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		262,972
TOTAL MARKET OB/XF VALUE		28,748
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		326,720
SOH/AGL Deduction		121,455
ASSESSED VALUE		205,265
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,543
TOTAL JUST VALUE		326,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,720

SALE:2:1: LOT 2, BLK B, CYPRESS LAKE

LAND:1:1: 0.98 AC.

SALE:1:1: LOT 2 BLOCK B CYPRESS LAKE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9647	POOL	80	04/26/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1373/0923	11/26/2018	LE	U	I	14	100
GRANTOR: ALLINE L NORMAN (LIFE						
GRANTEE: KIMBERLYNNE NORMAN						
0795/1952	9/17/1994	WD	Q	I		160,000
GRANTOR: DEAN R & RUTH M LUDEM						
GRANTEE: ALLINE L NORMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S16 W6FSP= W22 S8 E22 N8$S8 W22 N8 W16 S44 E17 FOP= S5 E18 N13 W18 S8$ N8 E18 S6 E17 N8 FGR= E22 N26 W10 S3 W12 S23$ N23 E12 N3 E10N24$.

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	100	85	12	1,020.00	UT	1.40	1.40	100	0	0	3	100	1,428	
2	0166	CONC,PAVMT	0	100	20	20	400.00	UT	1.40	1.40	100	0	0	3	100	560	
3	0166	CONC,PAVMT	0	100	12	170	2,040.00	UT	1.40	1.40	100	0	0	3	100	2,856	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
5	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336	
6	0166	CONC,PAVMT	0	100	0	0	954.00	UT	1.50	1.50	100	1995	1995	3	100	1,431	
7	0294	SHED WOOD/	0	100	12	16	192.00	UT	5.40	5.40	100	1995	1995	3	100	1,037	
8	0282	POOL ENCL	0	100	0	0	850.00	UT	15.00	15.00	100	1995	1995	3	40	5,100	

LAND DESCRIPTION

TOTAL OB/XF 28,748

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	0100	C	SFR	100		RSF-	1203.00	210.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/20/2023 BY JB Total Acres: 0.98 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/03/2025 BY SYS