

LOT 3 BLOCK B CYPRESS LAKE S/D.
ORB 741-1714, 780-939, 867-2032,

DICKS ANDREW J
206 SW RIDGEVIEW PL
LAKE CITY, FL 32024

2026

33-3S-16-02434-020



BUILDING CHARACTERISTICS			CONSTRUCTION		
Exterior Wall	17	MSNRY 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	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	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	2,168	100		2,168	203,729
FGR	504	55		277	26,030
FOP	44	30		13	1,221
FSP	292	40		117	10,994
PTO	120	5		6	564
TOTALS	3,128			2,581	242,539

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,581	121.5984	136.19	351,506	1994	1994	0	0	0	31.00	69.00
1 SINGLE FAM 100% - 1999				Heated Area: 2168				HX Base Yr 1999				
206 SW RIDGEVIEW PL, LAKE CITY												
BLD DATE: 04/03/2025 MLU												

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		242,539	
TOTAL MARKET OB/XF VALUE		24,659	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		302,198	
SOH/AGL Deduction		91,787	
ASSESSED VALUE		210,411	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		159,689	
TOTAL JUST VALUE		302,198	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		305,713	

SALE:3:1: LOT 3, BLOCK B, CYPRESS LAKE

SALE:2:1: LOT 3 BLK B CYPRESS LAKE

LAND:1:1: DOR 1994

SALE:1:1: LOT 3 BLOCK B

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049620	Roof Replacement	20,000	04/15/2024
10314	POOL	70	10/13/1995
8003	SFR	67,000	01/25/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE
0867/2032	10/20/1998	WD	Q		I		150,000

GRANTOR: WALLACE

GRANTEE: DICKS & MOZO (HUSBA

0780/0939	9/24/1993	WD	Q	V			17,500
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GRANTOR: VANDERPLOEG

GRANTEE: GREGORY WALLACE

BUILDING NOTES

EXTRA FEATURES										206 SW RIDGEVIEW PL, LAKE CITY				INC DATE		AG DATE		04/03/2020		12:20	
L N	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	0	0	2,980.00	UT	1.50	1.50	100	1994	1994	3	100	4,470					
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336					
3	0166	CONC, PAVMT	0	100	0	0	502.00	UT	1.50	1.50	100	1995	1995	3	100	753					
4	0282	POOL ENCL	0	100	0	0	850.00	UT	15.00	15.00	100	1995	1995	3	40	5,100					