LOT 4 BLOCK B CYPRESS LAKE S/D

588-589, DC 1416-2787,

LEBLIQUE CAROL C
246 SW RIDGEVIEW PL
LAKE CITY, FL 32024

2026

33-3S-16-02434-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

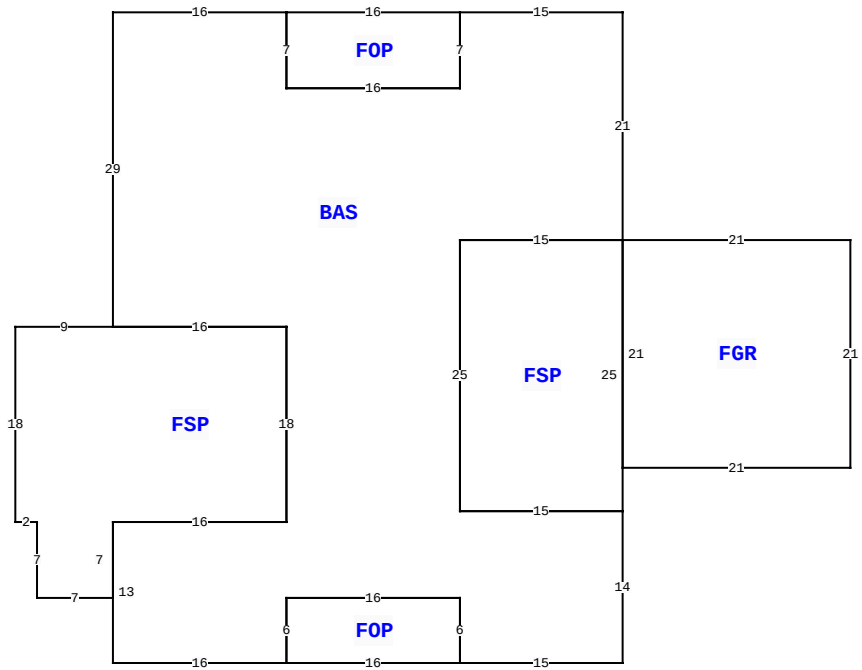
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,949	100		1,949	163,322
FGR	441	55		243	20,363
FOP	96	30		29	2,430
FOP	112	30		34	2,849
FSP	375	40		150	12,570
FSP	499	40		200	16,760
TOTALS	3,472			2,605	218,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,605	115.1040	128.92	335,837	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1949 HX Base Yr



246 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		218,294
TOTAL MARKET OB/XF VALUE		4,482
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		257,776
SOH/AGL Deduction		86,754
ASSESSED VALUE		171,022
TOTAL EXEMPTION VALUE	HX HB SL WX	171,022
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		257,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37282	MAINT/ALTR	75	10/03/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0588/0589	4/01/1986	WD	Q	V		12,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= W16 S7 E16 N7$S7 W16 N7 W16 S29 FSP= W9 S18E2 S7 E7 N7 E16 N18 W16$ E16 S18 W16 S13 E16 FOP= E16 N6 W16 S6$ N6 E16 S6 E15 N14 FSP= W15N25 E15 S25$ W15 N25E15 FGR= E21 S21 W21 N21$ N21$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,482	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 4,482

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-1	0.00	0.00	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