

W DIV: COMM SW COR OF NW1/4, RUN
 POB, RUN N 108.94 FT, E 70 FT, S
 FT TO POB, BLOCK H.

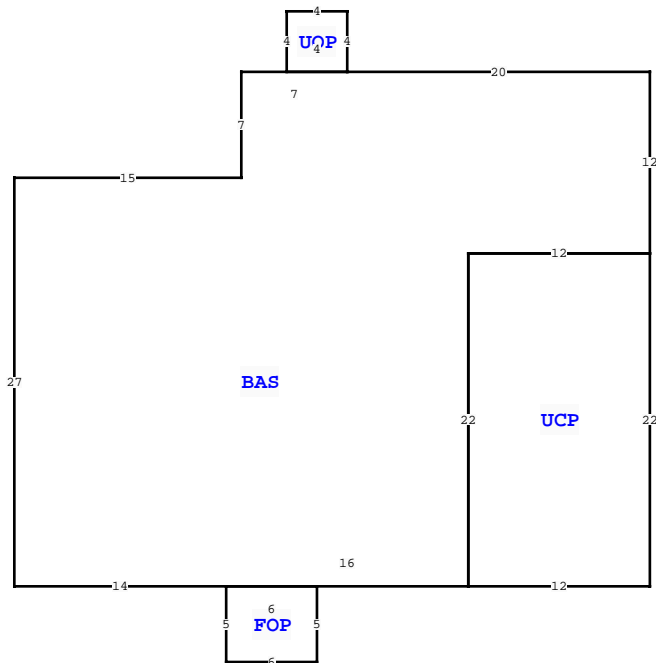
535 RIDGEPOINT INVESTMENTS, LLC
 566 SW ARLINGTON BLVD
 LAKE CITY, FL 32025

2026

00-00-00-12338-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 90
Interior Floo	14 CARPET 10
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	2 100
Bathrooms	1 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,124	103.5620	115.99	130,373	1950	1950		0	0	35.00	65.00	
1 SINGLE FAM 0% - 2025 Heated Area: 1059 HX Base Yr													



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY		06	840317.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,059	100		1,059	79,841		
FOP	30	30		9	679		
UCP	264	20		53	3,996		
UOP	16	20		3	226		
TOTALS	1,369			1,124	84,742		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			84,742
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			11,100
TOTAL MARKET VALUE			96,642
SOH/AGL Deduction			0
ASSESSED VALUE			96,642
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			96,642
TOTAL JUST VALUE			96,642
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			92,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044037	Roof Replacement	7,660	03/30/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/1095	7/03/2024	WD	Q	I	01	125,000
GRANTOR: JOLLEY BILLY E						
GRANTEE: 535 RIDGEPOINT INVE						
1330/1144	1/30/2017	TR	Q	I	01	50,000
GRANTOR: MICHAEL PESAVENTO AS						
GRANTEE: BILLY E & CYNTHIA M						

EXTRA FEATURES		535 NW ORANGE ST, LAKE CITY															
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	0130	CLFENCE	5	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/12/2026	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W20 UOP= N4 W4 S4 E4\$ W7 S7 W15 S27 E14 FOP= S5 E6 N5 W6\$ E16 UCP= E12 N22 W12 S22\$ N22 E12 N12\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		*RSF-3	0.00	0.00	7,400.00	SF		1.00	1.00	1.00	1.50	1.50	11,100							