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

2027

00-00-00-12338-000

BUILDING CHARACTERISTICS

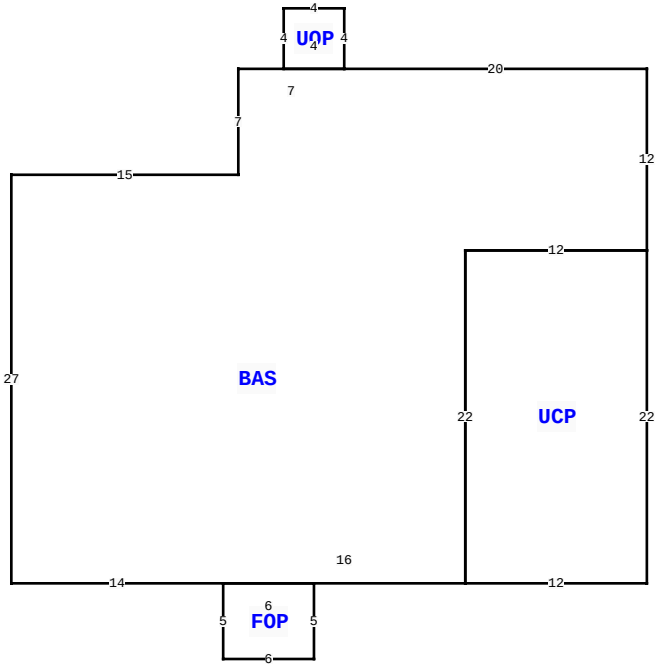
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	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	78,417
FOP	30	30		9	666
UCP	264	20		53	3,925
UOP	16	20		3	222
TOTALS	1,369			1,124	83,230

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	113.92	128,046	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1059 HX Base Yr



535 NW ORANGE ST, LAKE CITY

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

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	0130	CLFENCE 5	0	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	83,230
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	11,100
TOTAL MARKET VALUE	95,130
SOH/AGL Deduction	0
ASSESSED VALUE	95,130
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,130
TOTAL JUST VALUE	95,130
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,642

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						

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 800

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	0		*RSF-3	0.00	0.00	7,400.00	SF		1.00	1.00	1.00	1.50	1.50	11,100							

REVIEW DATE 09/20/2024 BY TP Total Acres: 0.17 Total Land Value: 11,100 Market: 0 Agricultural: 0 Common: 11,100 PRINTED 11/17/2026 BY SYS