E1/2 OF SW1/4 OF NW1/4 OF NW1/4
W 66 FT OF W1/2 OF SE1/4 OF NW1/
25 FT. MORE PARTICULARLY DESC: B

YATES BOBBY JOSEPH
232 SW RIDDLE LN
LAKE CITY, FL 32024

2026

04-4S-16-02772-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

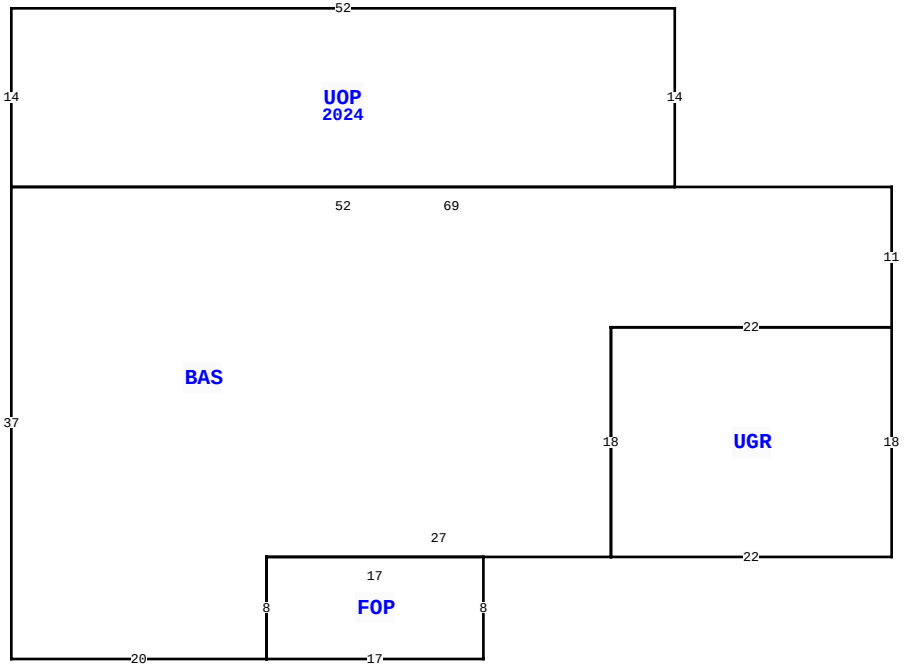
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,765	100		1,765	191,534
FOP	136	30		41	4,449
UGR	396	45		178	19,316
UOP	728	20	2024	146	15,844
TOTALS	3,025			2,130	231,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,130	126.9180	144.69	308,190	1975	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2026 Heated Area: 1765 HX Base Yr 2026



232 SW RIDDLE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		231,142
TOTAL MARKET OB/XF VALUE		4,700
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		298,842
SOH/AGL Deduction		0
ASSESSED VALUE		298,842
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		247,431
TOTAL JUST VALUE		298,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,813

XFOB:4:1: 20 X 32 DECK WITH 10 X 12 GAZEBO

SALE:1:1:

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1507/2741	2/13/2024	WD	Q	I	01	330,000
GRANTOR: FINK ALEXIS J						
GRANTEE: YATES BOBBY JOSEPH						
1257/0465	6/25/2013	WD	Q	I	01	143,400
GRANTOR: KAY & ROBERT PRIEST						
GRANTEE: ALEXIS J FINK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W69 S37 E20 N8 E27 N18 E22 N11 $
UGR=[ORIG=-22,29] E22 N18 W22 S18 $
FOP=[ORIG=-49,37] E17 N8 W17 S8 $
UOP=[YR=2024;ORIG=-69,0] N14 E52 S14 W52 $
.

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	0040	BARN,POLE	0	100	20	20	400.00	UT	2.50	2.50	50	1993	1993	3	50	500	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,700

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		00	0.00	0.00	6.30	AC		1.00	1.00	1.00	10,000.00	10,000.00	63,000							

REVIEW DATE 02/16/2024 BY TP Total Acres: 6.30 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 05/08/2026 BY SYS