COMM SW COR OF E1/2 OF SE1/4 OF
N 152.61 FT FOR POB, CONT N 486.
RIDDLE RD, E ALONG RIDDLE RD 89.

CRUZ RAPHAEL/CRUZ PEGAH
163 SW RIDDLE LN
LAKE CITY, FL 32024

2027

04-4S-16-02772-072

BUILDING CHARACTERISTICS

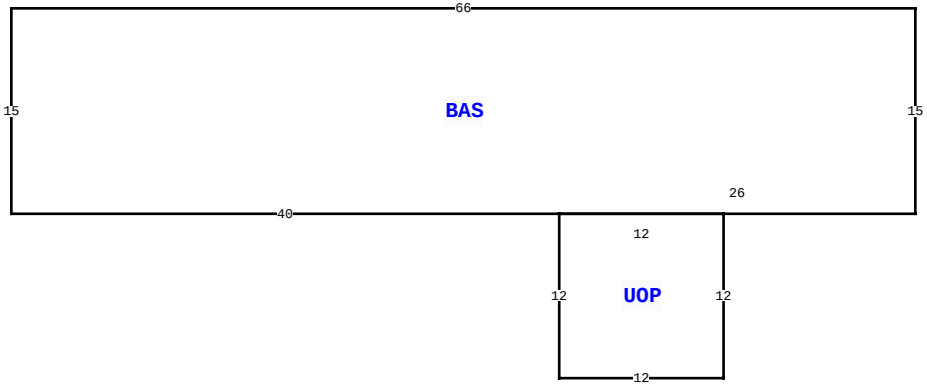
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	990	100		990	57,173
UOP	144	25		36	2,079
TOTALS	1,134			1,026	59,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,026	112.9000	105.00	107,730	1993	1993	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 990 HX Base Yr



154 SW RIDDLE LN, LAKE CITY

BLD DATE		LGL DATE	04/19/2022 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	59,252
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	81,652
SOH/AGL Deduction	5,519
ASSESSED VALUE	76,133
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,133
TOTAL JUST VALUE	81,652
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/2000	10/02/2025	QC	U	I	11	100
GRANTOR: CRUZ RAPHAEL						
GRANTEE: CRUZ RAPHAEL						
1341/1323	6/14/2017	WD	Q	I	01	47,000
GRANTOR: ROBERT L & KAY M PRIE						
GRANTEE: RAPHAEL CRUZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S15 E40 UOP= S12 E12 N12 W12$ E26 N15$.

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 10/22/2023 BY JB Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/17/2026 BY SYS