

LOT 14 TIFFANY OAKS S/D.
907-413, 932-296, AG 1338-1792,

EIGHMY MARGIE
321 SW RIDDLE LN
LAKE CITY, FL 32024

2026

04-4S-16-02772-214

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
03	CENTRAL 100				
04	AIR DUCTED 100				
2	100				
2	100				
02	WOOD FRAME 100				
1.	1.100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			06		
		4416.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	88,556
TOTALS	840			840	88,556

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100% - 2022		95,222	2021	2021	0	0	7.00	93.00	
				Heated Area: 840				HX Base Yr 2022				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 56 56 15 15 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);">BAS</div> </div>												
				321 SW RIDDLE LN, LAKE CITY	BLD DATE		LGL DATE		04/21/2023	MLU		
					XF DATE		LAND DATE					
					INC DATE		AG DATE					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		88,556	
TOTAL MARKET OB/XF VALUE		7,600	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		118,656	
SOH/AGL Deduction		26,528	
ASSESSED VALUE		92,128	
TOTAL EXEMPTION VALUE		HX HB WX DX 61,411	
BASE TAXABLE VALUE		30,717	
TOTAL JUST VALUE		118,656	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		120,561	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41274	M H		01/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/1101	10/17/2022	WD U		I	11	0
GRANTOR: KELLY COMPANIES OF LA						
GRANTEE: ROSBURY DAVID R						
1428/2004	1/25/2021	WD U	V		11	100
GRANTOR: ROSBURY DAVID R						
GRANTEE: EIGHMY JAMES C						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=21,9] E56 S15 W56 N15 \$	

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	0296	SHED METAL	0	100	0	0		1.00	UT 600.00	600.00	100	2021	2021	100	600	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000
TOTAL OB/XF 7,600																

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	0200	C	MBL HM	100		RMH-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							