LOT 18 INDIAN RIDGE S/D PHS 1.
WD 1175-1189, WD 1508-2756, WD 1

CROFT WENDELL/RICO GINA CANO
684 NW INDIAN RIDGE LN
LAKE CITY, FL 32055

2027

05-3S-16-01809-118

BUILDING CHARACTERISTICS

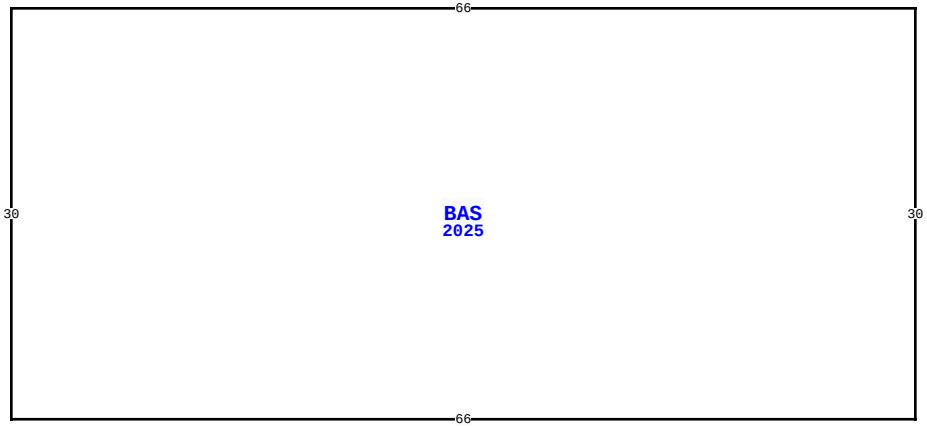
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 03
NEIGHBORHOOD/LOC	5316.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	2025	1,980	218,024
TOTALS	1,980			1,980	218,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,980	113.5000	112.36	222,473	2024	2024	0	0	0	2.00	98.00

1 MANUF 3 100% - 2025 Heated Area: 1980 HX Base Yr 2025



684 NW INDIAN RIDGE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		218,024
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		290,024
SOH/AGL Deduction		361
ASSESSED VALUE		289,663
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		238,252
TOTAL JUST VALUE		290,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049804	Right-of-Way Acce		07/23/2024
000049806	Mobile Home		05/14/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/1157	11/25/2024	WD	Q	I	01	300,000
GRANTOR: FRIER FINANCE, INC						
GRANTEE: CROFT WENDELL						
1508/2756	2/15/2024	WD	U	V	12	64,000
GRANTOR: LOPEZ MIRNA B						
GRANTEE: FRIER FINANCE, INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=16,14] E66 S30 W66 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	100		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/19/2026 BY robin Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS