LOT 19 INDIAN RIDGE S/D PHS 1.

WD 1174-442

MERCED DANNY
618 NW INDIAN RIDGE LN
LAKE CITY, FL 32055

2027

05-3S-16-01809-119

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 03

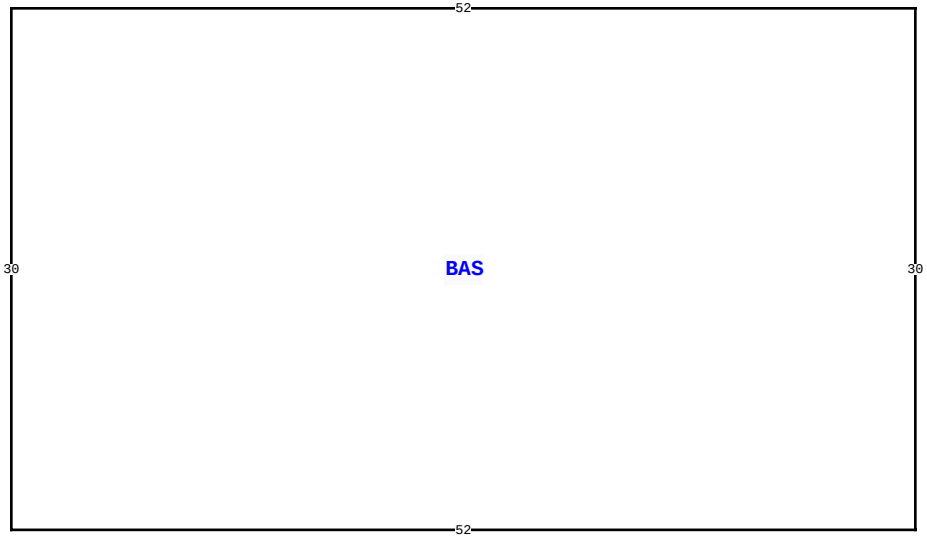
NEIGHBORHOOD/LOC 5316.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	90,888
TOTALS	1,560			1,560	90,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,560	113.9000	105.93	165,251	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2010 Heated Area: 1560 HX Base Yr 2010



618 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0040	BARN,POLE	0	100	16	30	1.00	UT	2,880.00	2,880.00	100	2026	2025		100	2,880	
4	0252	LEAN-TO W/	0	100	10	30	1.00	UT	2,100.00	2,100.00	100	2026	2025		100	2,100	
5	0252	LEAN-TO W/	0	100	9	30	1.00	UT	2,700.00	2,700.00	100	2026	2025		100	2,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		218,322
TOTAL MARKET OB/XF VALUE		15,680
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		299,002
SOH/AGL Deduction		55,240
ASSESSED VALUE		243,762
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		192,351
TOTAL JUST VALUE		299,002
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044943	Remodel	25,000	07/12/2022
30831	GARAGE	118	03/07/2013
27882	M H	468	06/16/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1174/0442	5/21/2009	WD	Q	V	01	48,000

GRANTOR: WESTRIDGE INC

GRANTEE: DANNY MERCED

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E52 N30$.

LAND DESCRIPTION

TOTAL OB/XF 15,680

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	0.80	LT		1.00	1.00	1.00	65,000.00	65,000.00	52,000							
2	0200	C	MBL HM	0					0.20	LT		1.00	1.00	1.00	65,000.00	65,000.00	13,000							

REVIEW DATE 03/30/2026 BY kellen Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS

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BUILDING CHARACTERISTICS

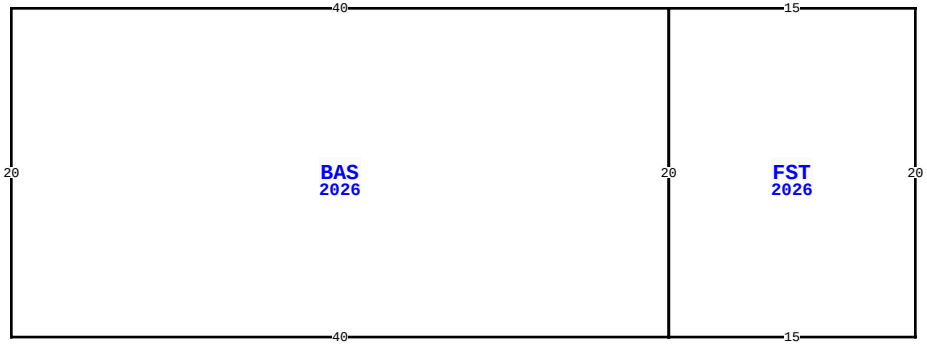
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	800	100	2026	800	105,645
FST	300	55	2026	165	21,789
TOTALS	1,100			965	127,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	965	123.7600	136.14	131,375	2023	2023	0	0	0	3.00	97.00

2 SINGLE FAM 0% - 2026 Heated Area: 800 HX Base Yr 2010



618 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

COLUMBIA COUNTY PROPERTY

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GRANTOR: WESTRIDGE INC

GRANTEE: DANNY MERCED

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=16,7] E40 S20 W40 N20 $
FST=[YR=2026;ORIG=56,7] E15 S20 W15 N20 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/30/2026 BY kellen Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS