

BEG SE COR, RUN N 663.28 FT,  
W 1049.62 FT, S 663.69 FT, E  
1049.62 FT TO POB.

WESTRIDGE INC  
P O BX 1733  
LAKE CITY, FL 32056

2026

05-3S-17-04853-011

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Exterior Wall	00	N/A 0	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
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	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	2024
TOTALS	924		24,726

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	0%	- 2024									Heated Area: 924 HX Base Yr	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		24,726	
TOTAL MARKET OB/XF VALUE		11,600	
TOTAL LAND VALUE - MARKET		110,930	
TOTAL MARKET VALUE		48,997	
SOH/AGL Deduction		5,007	
ASSESSED VALUE		43,990	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		43,990	
TOTAL JUST VALUE		147,256	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		129,266	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25065	M H	606	10/02/2006
21373	M H	429	12/22/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0968/0121	11/15/2002	WD	Q	V	06	19,800
GRANTOR: BULLARD PROPERTIES IN						
GRANTEE: WESTRIDGE INC						
0868/2443	11/09/1998	PR	Q	V	01	0
GRANTOR: SALLY ANDERSON AS PR						
GRANTEE: SALLY ANDERSON						

EXTRA FEATURES																	
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	0	0	0	0	1.00	UT 0.00	0.00	100	2010	2010	3	100	400	
2	0296	SHED METAL	0	0	0	0	0	1.00	UT 0.00	0.00	100	2010	2010	3	100	300	
3	0296	SHED METAL	0	0	0	0	0	1.00	UT 0.00	0.00	100	2010	2010	3	100	300	
4	0255	MBL HOME S	0	0	0	0	0	1.00	UT 0.00	0.00	100	0	0	3	100	500	
5	9945	Well/Sept	0	0	0	0	0	1.00	UT 7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	0	0	0	0	1.00	UT 0.00	0.00	100	2015	2015	3	100	100	
7	9947	Septic	0	0	0	0	0	1.00	UT 3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF														11,600			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MLU	SPF										
			05/18/2026		09/26/2023												

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=18,10] E66 S14 W66 N14 \$													

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.99	AC		1.00	1.00	1.00	445.00	445.00	6,671							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.99	AC		1.00	1.00	1.00	7,000.00	7,000.00	104,930							