BEG NE COR OF SE1/4 OF NW1/4, RU
W 664.40 FT, N 330.80 FT, E 664.

RIDGDILL STEPHANIE
2468 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

08-4S-16-02815-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

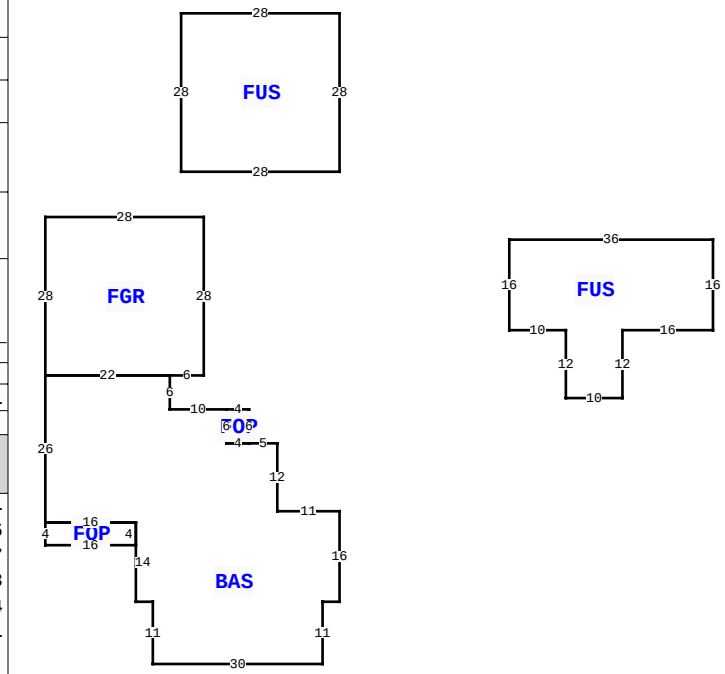
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	8416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,754	100		1,754	139,651
FGR	784	55		431	34,315
FOP	24	30		7	557
FOP	64	30		19	1,513
FUS	696	100		696	55,414
FUS	784	100		784	62,421
TOTALS	4,106			3,691	293,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,691	107.4518	122.49	452,111	1952	1952	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 3234 HX Base Yr 2019



2468 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		293,872
TOTAL MARKET OB/XF VALUE		42,380
TOTAL LAND VALUE - MARKET		60,600
TOTAL MARKET VALUE		396,852
SOH/AGL Deduction		217,386
ASSESSED VALUE		179,466
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		128,055
TOTAL JUST VALUE		396,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,928

SALE:2:1: 40 ACRES & HOUSE

PRMT:2:1: 14X80

SALE:1:1: 5.05 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37594	MAINT/ALTR	94	01/07/2019
37357	MAINT/ALTR	80	10/23/2018
36978	POOL	325	07/17/2018
7523	M H	60	08/26/1993
6525	ADDN SFR	20,000	10/27/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1359/1998	5/09/2018	WD	Q	I	01	205,000

GRANTOR: FLORINDA R WEBBER

GRANTEE: STEPHANIE RIDGDILL

0899/0048	3/09/2000	SD	U	I	07	87,300

GRANTOR: FIRST FEDERAL SVGS BA

GRANTEE: JOHN & FLORINDA WEB

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N12 W5 FOP= N6 W4 S6 E4$ W4 N6 W10 N6 FGR= E6 N28 W28 S28 E22$ W22 S26 FOP= S4 E16 N4 W16$ E16 S14 E3 S11 E30 N11 E3 N16$ PTR=N60FUS= N28 W28 S28 E28 $ S60$ PTR=N20 E40 FUS= E10 N12 E16 N16 W36 S16 E10 S12$ S20 W40$.

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	20	20	400.00	UT	1.40	1.40	100	0	0	3	100	560	
2	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	2,400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	500	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0280	POOL R/CON	0	100	15	40	600.00	UT	70.00	70.00	100	2018	2018	3	86	36,120	
6	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 42,380

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	0100	C	SFR	100		A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,600							

REVIEW DATE 02/15/2024 BY JB Total Acres: 5.05 Total Land Value: 60,600 Market: 0 Agricultural: 0 Common: 60,600 PRINTED 05/08/2026 BY SYS