

LOT 3 OAK RIDGE FOREST S/D.
564-544, 889-1324, WD 1224-485,

PRIDE GARY
248 SE OAK RIDGE CT
HIGH SPRINGS, FL 32643

2026

10-7S-17-09969-013
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ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	4	100		
	Bathrooms	2	100		
1.	Stories	1.	100		
01	CONV 100				
	Units	0	100		
02	02 100				
01	01 100				
03	03				
0200	MOBILE HOME				
	MAP NUM		02		
	NEIGHBORHOOD/LOC	10717.010	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	53,085
TOTALS	2,356			2,356	53,085

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 2018								
				Heated Area: 2356				HX Base Yr 2018			
248 SE OAK RIDGE CT, HIGH SPRINGS											
BLD DATE		LGL DATE		05/15/2024		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		53,085	
TOTAL MARKET OB/XF VALUE		19,600	
TOTAL LAND VALUE - MARKET		51,600	
TOTAL MARKET VALUE		124,285	
SOH/AGL Deduction		49,025	
ASSESSED VALUE		75,260	
TOTAL EXEMPTION VALUE		50,260	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		124,285	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		124,285	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33217	RECONNECT	75	07/24/2015
20007	M H	125	10/01/2002
15265	M H	125	03/22/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1290/1987	2/23/2015	WD	U	I	12	17,500
GRANTOR: CHRISTIANA TRUST						
GRANTEE: GARY PRIDE						
1279/1081	8/07/2014	QC	U	I	11	100
GRANTOR: BANK OF AMERICA						
GRANTEE: CHRISTIANA TRUST						

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	100	2004	2004	3	100	600	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	800	
5	0210	GARAGE U	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	8,500	
6	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	1,500	
TOTAL OB/XF												19,600				

BUILDING NOTES											
248 SE OAK RIDGE CT, HIGH SPRINGS											

BUILDING DIMENSIONS											
BAS= W76 S31 E76 N31\$.											

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		00	0.00	0.00	5.16	AC		1.00	1.00	1.00	10,000.00	10,000.00	51,600							