

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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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architactual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10717.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
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								05/06/2026	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		67,080	
TOTAL MARKET VALUE		139,765	
SOH/AGL Deduction		64,505	
ASSESSED VALUE		75,260	
TOTAL EXEMPTION VALUE		50,260	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		139,765	
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		248 SE OAK RIDGE CT, HIGH SPRINGS														
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	

BUILDING NOTES																
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	13,000.00	13,000.00	67,080									