LOT 13 EAGLES RIDGE S/D PHASE 2.
AG 1043-1207, QC 1252-47, 48, WD

RITCH JAMES M/RITCH GERALDINE HALL
344 SE VALERIE CT
LAKE CITY, FL 32025

2027

15-4S-17-08355-513

BUILDING CHARACTERISTICS

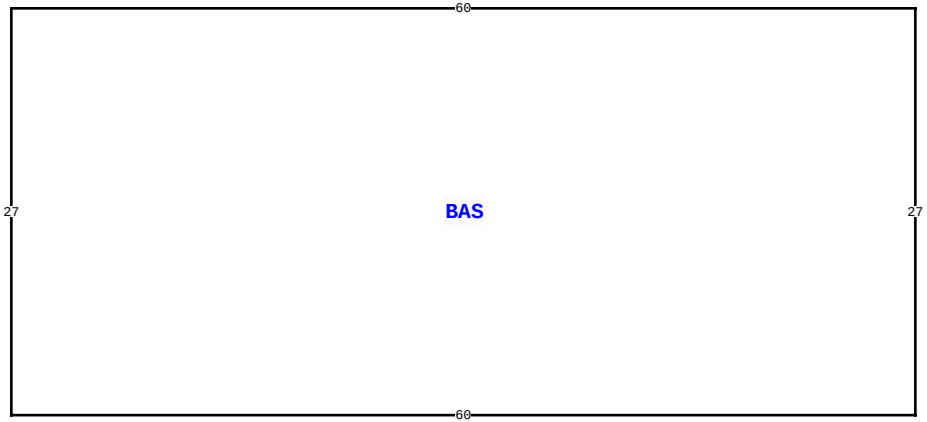
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	153,140
TOTALS	1,620			1,620	153,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,620	114.5000	109.92	178,070	2019	2018	0	0	0	14.00	86.00

1 MANUF 2 100% - 2023 Heated Area: 1620 HX Base Yr 2023



344 SE VALERIE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0031	BARN,MT AE	0	100	0	30	750.00	UT	12.00	12.00	100	2018	2018	3	100	9,000	
2	0166	CONC,PAVMT	0	100	2	30	60.00	UT	2.00	2.00	100	2018	2018	3	100	120	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
5	0264	PRCH,FSP	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		153,140
TOTAL MARKET OB/XF VALUE		16,120
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		191,760
SOH/AGL Deduction		0
ASSESSED VALUE		191,760
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		90,349
TOTAL JUST VALUE		191,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37456	M H	754	11/19/2018
37283	STORAGE	177	10/03/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/299	10/17/2022	WD	U	I	11	100
GRANTOR: RITCH JAMES M						
GRANTEE: RITCH JAMES M						
1477/2297	10/17/2022	WD	Q	I	01	230,000
GRANTOR: ROSENBERG DANIEL R						
GRANTEE: RITCH JAMES M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 16,120

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/08/2023 BY CP Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS