LOT 17 VILLAGE WOOD S/D UNIT 1.
517-555, DC 1268-1556, WD 1280-1

RITZMAN KIMBERLY
237 SW POLK LN
LAKE CITY, FL 32025

2027

15-4S-17-08360-017

BUILDING CHARACTERISTICS

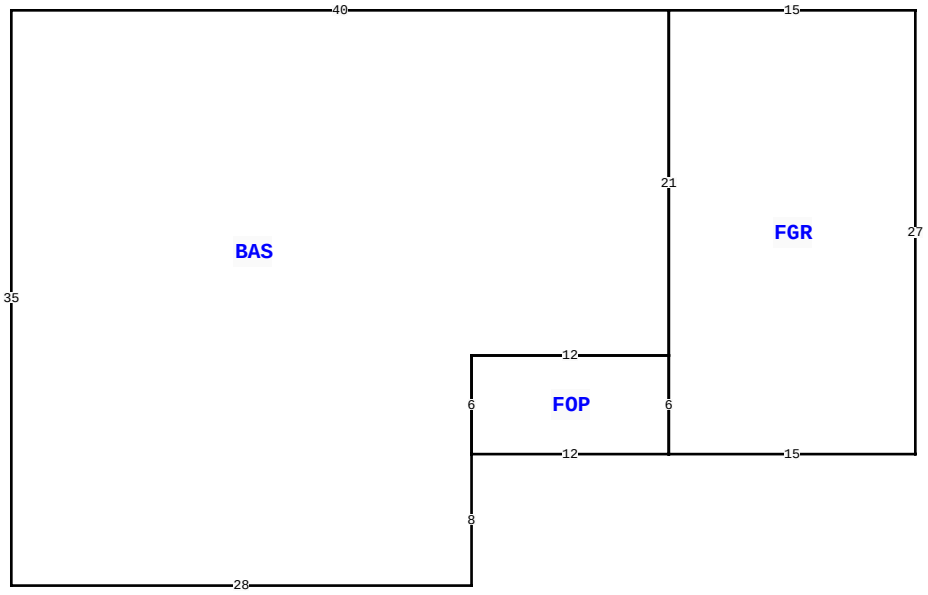
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 06
NEIGHBORHOOD/LOC	15417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	120,797
FGR	405	55		223	21,865
FOP	72	30		22	2,157
TOTALS	1,709			1,477	144,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,477	119.8500	131.84	194,728	1978	2000	0	0	0	25.63	74.37

1 SINGLE FAM 0% - 2026 Heated Area: 1232 HX Base Yr



237 SE POLK LN, 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	144,819
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	164,919
SOH/AGL Deduction	0
ASSESSED VALUE	164,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,919
TOTAL JUST VALUE	164,919
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052977	Roof Replacement	9,700	04/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/899	8/29/2025	WD	Q	I	01	221,000
GRANTOR: BAZO CHRISTOPHER						
GRANTEE: RITZMAN KIMBERLY						
1415/1294	7/17/2020	WD	Q	I	01	140,000
GRANTOR: CHARLES S III & CHELS						
GRANTEE: CHRISTOPHER BAZO &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S35 E28 N8 FOP= E12N6 W12 S6$ N6 E12 FGR= S6 E15N27 W15 S21$ N21 $.

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/03/2025 BY TP Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS