

COMM SE COR OF SEC, RUN N 1417.8
N 1198.49 FT, W 954.54 FT FOR PO
FT, S 210 FT, E 150 FT, N 210 FT

FLOWERS TERESA G
264 SW GREENRIDGE LN
LAKE CITY, FL 32025

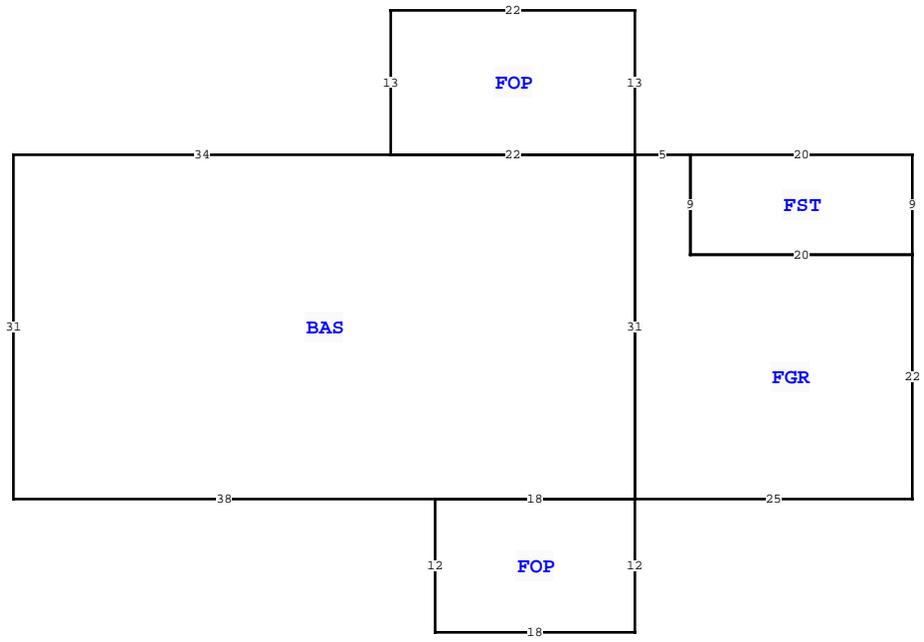
2026

18-4S-17-08477-105



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
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	18417.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,736	100	
FGR	595	55	
FOP	216	30	
FOP	286	30	
FST	180	55	
TOTALS	3,013		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022								
Heated Area: 1736 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			196,832
TOTAL MARKET OB/XF VALUE			34,100
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			253,432
SOH/AGL Deduction			37,907
ASSESSED VALUE			215,525
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			164,114
TOTAL JUST VALUE			253,432
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			246,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049083	Electrical Servic	0	01/25/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/1884	3/29/2022	WD	U	I	11	100
GRANTOR: TURPIN MELISSA						
GRANTEE: FLOWERS TERESA G						
1454/383	12/06/2021	PR	U	I	19	275,000
GRANTOR: TURPIN MELISSA J						
GRANTEE: FLOWERS TERESA G						

EXTRA FEATURES		264 SW GREENRIDGE LN, LAKE CITY															
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
4	0210	GARAGE U	0	100	30	40	1,200.00	UT	16.00	16.00	100	2017	2017	3	100	19,200	
5	0258	PATIO	0	100	18	40	1.00	UT	1,400.00	1,400.00	100	2023	2022		100	1,400	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2023	2022		100	4,500	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W34 S31 E38 FOP= S12 E18 N12 W18\$ E18 FGR= E25 N22FST= N9 W20 S9 E20\$ W20 N9 W5 S31\$ N31 FOP= N13 W22 S13 E22\$ W22\$.											

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	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							