COMM SE COR OF SEC, RUN N 1417.8
W 577 FT, N 1468.5 FT, W 951.41
POB, RUN S 210.07 FT, W 150 FT,

ROBERTSON KRISTIAN K/ROBERTSON SHEILA R
269 SW GREENRIDGE LN
LAKE CITY, FL 32025

2027

18-4S-17-08477-117

BUILDING CHARACTERISTICS

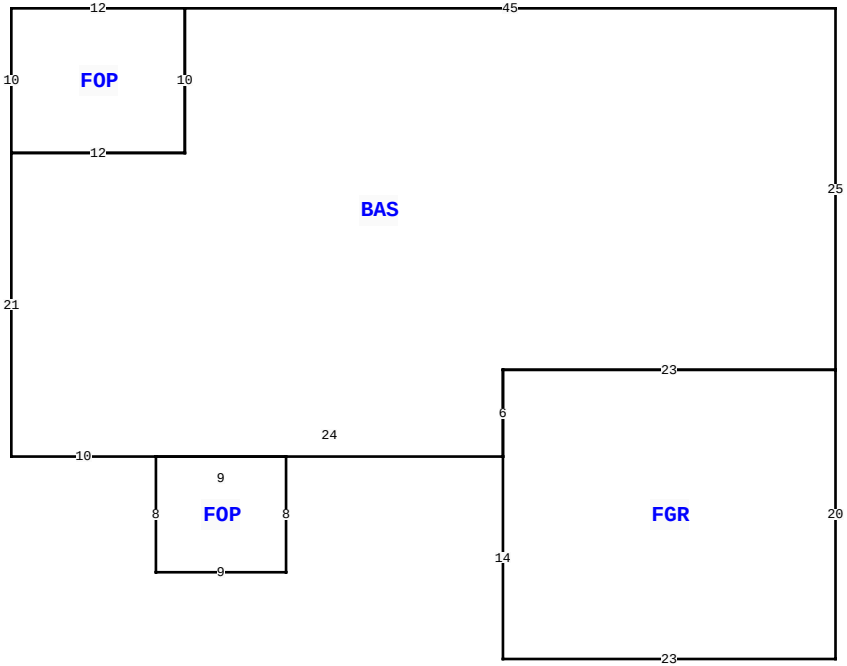
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,509	100		1,509	132,629
FGR	460	55		253	22,237
FOP	72	30		22	1,933
FOP	120	30		36	3,164
TOTALS	2,161			1,820	159,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,820	115.8000	127.38	231,832	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2004 Heated Area: 1509 HX Base Yr 2004



269 SW GREENRIDGE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	100	0	0	1,890.00	UT	2.00	2.00	100	0	0	3	100	3,780	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	800	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	1,500	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		159,964
TOTAL MARKET OB/XF VALUE		7,480
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		189,944
SOH/AGL Deduction		54,823
ASSESSED VALUE		135,121
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		83,710
TOTAL JUST VALUE		189,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,857

SALE:1:1: LOT 17 GREENRIDGE EST N PACKAGE FROM BUI

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052157	Electrical Servic	0	01/27/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0991/2517	8/14/2003	WD	Q	I		113,900
GRANTOR: JIM BULLUCK & CYNTHIA						
GRANTEE: KRISTIAN K & SHEILA						
0917/0699	12/28/2000	WD	Q	I		87,500
GRANTOR: DARLENE GREEN (FKA DA						
GRANTEE: JIM & CYNTHIA BULLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 FOP= W12 S10 E12 N10$ S10 W12 S21 E10 FOP= S8 E9 N8 W9$ E24 FGR= S14 E23 N20 W23 S6$ N6 E23 N25$.

LAND DESCRIPTION

TOTAL OB/XF 7,480

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	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 02/13/2025 BY TW Total Acres: 0.71 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS