COMM SE COR OF SE1/4 OF NE1/4, R
LINE 644.96 FT FOR POB, RUN W 26
FT, E 262 FT, S 832.07 FT TO POB

ALDRIDGE WILLIAM DWAYNE
ALDRIDGE CECILIA ANN DAUGHERTY, 685 SW STEEDLEY DRIVE
LAKE CITY, FL 32024

2027

22-4S-16-03086-006

BUILDING CHARACTERISTICS

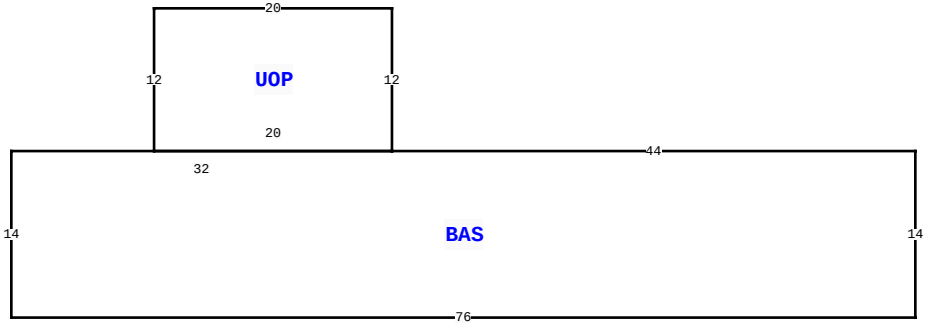
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	22416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	8,495
UOP	240	25		60	479
TOTALS	1,304			1,124	8,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,124	66.5400	39.92	44,870	1993	1993	0	0	30	60.00	20.00

1 MOBILE HME 0% - 2023 Heated Area: 1064 HX Base Yr



685 SW STEEDLEY DR, LAKE CITY

BLD DATE		LGL DATE	04/10/2025 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	8,974
TOTAL MARKET OB/XF VALUE	10,740
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	30,834
SOH/AGL Deduction	0
ASSESSED VALUE	30,834
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,834
TOTAL JUST VALUE	69,714
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0643/0484	1/29/1988	WD	U	I		12,000
GRANTOR: DEAS JOHN H & BETTIE						
GRANTEE: ALDRIDGE WM DWAYNE						
0518/0322	8/01/1983	AA	Q	V		12,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 UOP= N12 W20 S12 E20$ W32 S14 E76 N14$.

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	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0296	SHED METAL	0	0	12	24	288.00	UT	5.00	5.00	100	2007	2007	3	100	1,440	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
7	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 10,740

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 04/04/2025 BY KS Total Acres: 5.00 Total Land Value: 11,120 Market: 40,000 Agricultural: 1,120 Common: 10,000 PRINTED 11/17/2026 BY SYS