

BEG 460.02 FT N OF INTERS E LINE  
 NW1/4 & N R/W CR-242, RUN W 178.  
 FT, E 180.53 FT, S 230.01 FT TO

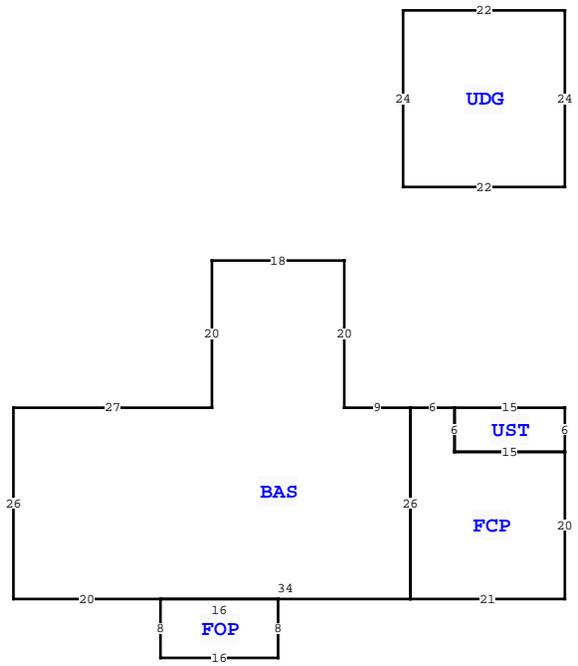
DRYDEN JOHN/DRYDEN ANA  
 219 SW ANGELA TER  
 LAKE CITY, FL 32024

**2026**

25-4S-16-03153-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	18	CEMENT BRK 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame		N/A 100	
Stories	1.	1. 100	
Architectural	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	25416.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,764	100	
FCP	456	25	
FOP	128	30	
UDG	528	55	
UST	90	45	
TOTALS	2,966		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,246	120.7800	135.27	303,816	1972	1985		0	0	35.00	65.00
1 SINGLE FAM 100% - 2018 Heated Area: 1764 HX Base Yr 2018												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		197,480	
TOTAL MARKET OB/XF VALUE		2,650	
TOTAL LAND VALUE - MARKET		23,625	
TOTAL MARKET VALUE		223,755	
SOH/AGL Deduction		85,621	
ASSESSED VALUE		138,134	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		86,723	
TOTAL JUST VALUE		223,755	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		223,755	
LAND:1:1: 0.95 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052542	Roof Replacement	23,497	03/17/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1340/1856	7/13/2017	WD Q	Q	I	01	145,000
GRANTOR: TODD D & KAREN CHAPIN						
GRANTEE: JOHN & ANA DRYDEN &						
0992/2235	8/22/2003	WD Q	Q	I		117,000
GRANTOR: SARAH M WEIDIG						
GRANTEE: TODD D & KARIN CHAP						

EXTRA FEATURES																
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	0166	CONC, PAVMT	0	100	0	0	0	0	0.00	100	0	0	3	100	250	
2	0190	FPLC PF	0	100	0	0	0	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	0	4.50	4.50	100	1993	1993	3	100	900	
4	0166	CONC, PAVMT	0	100	0	0	0	0.00	0.00	100	2014	2014	3	100	300	

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	1230.00	179.00	1.00	LT		1.00	1.00	1.05	22,500.00	23,625.00	23,625							