

COMM AT CONC MONUM MARKED AS PRM  
 RIDGE ESTATES UNIT 3 (AKA NE COR  
 RIDGE EST UNIT 3), RUN S 1331.23

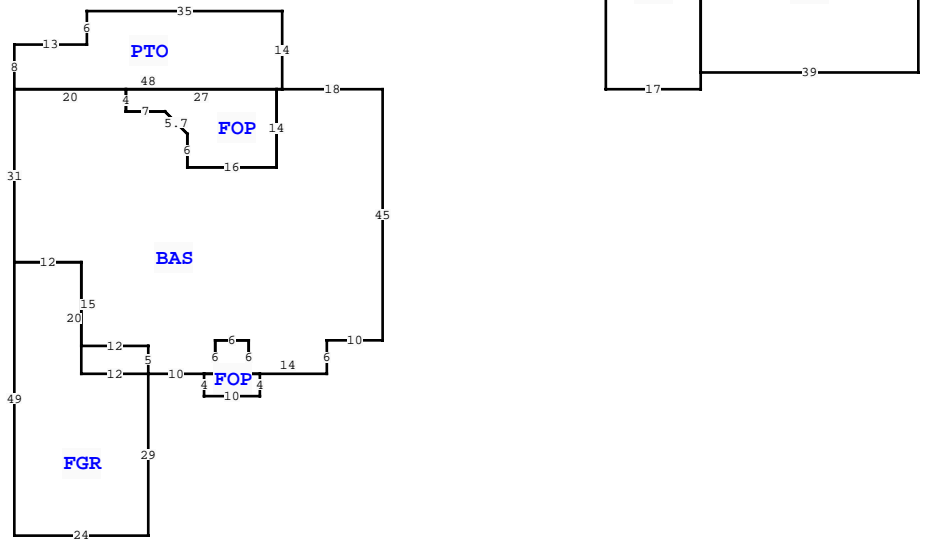
TORRANS ALFRED W/TORRANS JOANN F  
 1756 SW BARNETT WAY  
 LAKE CITY, FL 32025

2026

25-4S-16-03154-008

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	50
Interior Floo	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	25416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,694	100	
FOP	612	25	
FGR	936	55	
FOP	76	30	
FOP	276	30	
PTO	594	5	
UDG	1,170	55	
TOTALS	6,358		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,142	121.1045	135.64	561,821	1999	1999	0	0	26.00	74.00
1 SINGLE FAM			100% - 2000	Heated Area: 2694		HX Base Yr 2000					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	415,748			
TOTAL MARKET OB/XF VALUE	41,105			
TOTAL LAND VALUE - MARKET	60,120			
TOTAL MARKET VALUE	516,973			
SOH/AGL Deduction	261,084			
ASSESSED VALUE	255,889			
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE	204,478			
TOTAL JUST VALUE	516,973			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	517,581			

SALE:1:2: OF A LARGER PRCL OWNED BY THEM TOGETHER.  
 SALE:1:1: PARTNER DEEDING HIS UNDIV 1/2 INT IN 5.0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053379	Roof Replacement	27,600	06/15/2025
14975	SFR	435	01/25/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/2003	9/30/2025	LE	U	I	14	100

GRANTOR: TORRANS ALFRED W II ( )  
 GRANTEE: MALONE TIFFANY T (E)  
 0872/1722 | 1/11/1999 | WD | U | V | | 100  
 GRANTOR: EVERETT W ROGERS  
 GRANTEE: ALFRED W & JOANN F

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2026	MLU

**BUILDING DIMENSIONS**  
 BAS= W18 PTO= N14 W35 S6 W13 S8 E48\$ W1 FOP= W27 S4 E7 R4 D4  
 S6 E16 N14\$ S14 W16 N6 U4 L4 W7 N4 W20 S31 FGR= S49 E24 N29  
 W12 N20 W12\$ E12 S15 E12 S5 E10 FOP= S4 E10 N4 W2 N6 W6 S6  
 W2\$ E2 N6 E6 S6 E14 N6 E10 N45 \$ PTR= E40 FCP= E17 N3 UDG=  
 E39 N30 W39 S30\$ N33 W17 S36\$ W40\$.

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	8,474.00	UT	1.50	1.50	100	1999	1999	3	100	12,711	
2	0166	CONC, PAVMT	0	100	0	0	0	0	1,843.00	UT	2.00	2.00	100	1999	1999	3	100	3,686	
3	0166	CONC, PAVMT	0	100	0	0	0	0	12,354.00	UT	2.00	2.00	100	1999	1999	3	100	24,708	

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			0.00	0.00	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							