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 II REVOCABLE TRUST DATED AUGUST 1
1756 SW BARNETT WAY
LAKE CITY, FL 32025

2027

25-4S-16-03154-008

BUILDING CHARACTERISTICS

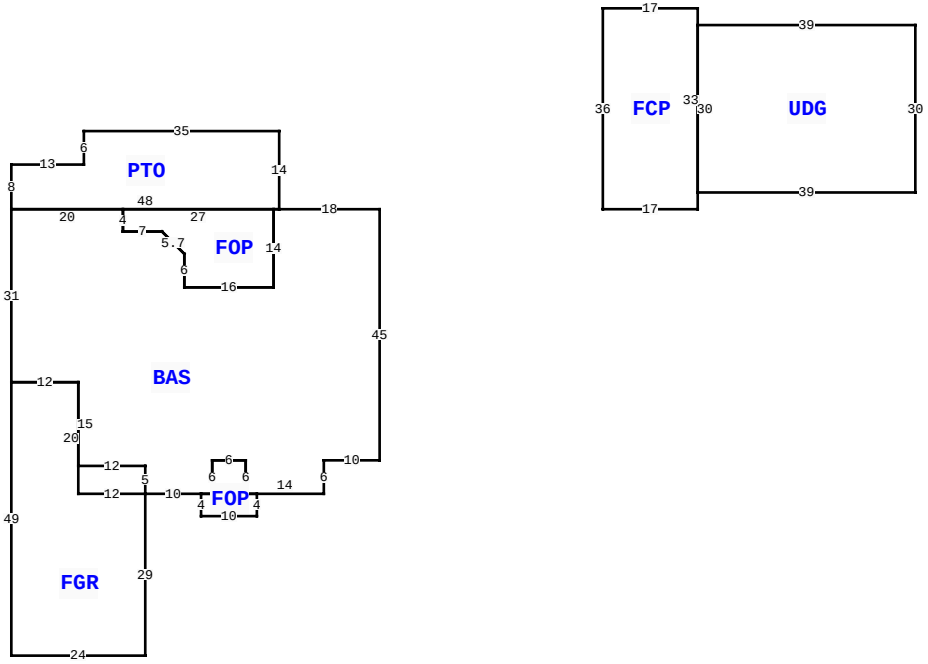
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,694	100		2,694	265,562
FCP	612	25		153	15,082
FGR	936	55		515	50,766
FOP	76	30		23	2,267
FOP	276	30		83	8,181
PTO	594	5		30	2,957
UDG	1,170	55		644	63,482
TOTALS	6,358			4,142	408,299

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	133.21	551,756	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2000 Heated Area: 2694 HX Base Yr 2000



415 SW KING ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	8,474.00	UT	1.50	1.50	100	1999	1999	3	100	12,711	
2	0166	CONC,PAVMT	0	100	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	12,354.00	UT	2.00	2.00	100	1999	1999	3	100	24,708	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	408,299
TOTAL MARKET OB/XF VALUE	41,105
TOTAL LAND VALUE - MARKET	60,120
TOTAL MARKET VALUE	509,524
SOH/AGL Deduction	245,958
ASSESSED VALUE	263,566
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	212,155
TOTAL JUST VALUE	509,524
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	516,973

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
1580/2196	10/26/2026	WD	U	I	11	100
GRANTOR: TORRANS ALFRED W						
GRANTEE: TORRANS ALFRED W II						
1580/2192	10/26/2026	WD	U	I	11	100
GRANTOR: TORRANS ALFRED W						
GRANTEE: TORRANS ALFRED W						

BUILDING NOTES

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$.

LAND DESCRIPTION

TOTAL OB/XF 41,105

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

REVIEW DATE 08/12/2025 BY chuck Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 11/17/2026 BY SYS