LOT 1 OAK RIDGE ESTATES S/D UNIT
FOR ADD'L RD R/W DESC ORB 788-13
INCL 0.11 AC FROM COUNTY DESC OR

SLOAN AMANDA T/SLOAN DREW A
361 SW RIDGE ST
LAKE CITY, FL 32024

2027

25-4S-16-03155-001

BUILDING CHARACTERISTICS

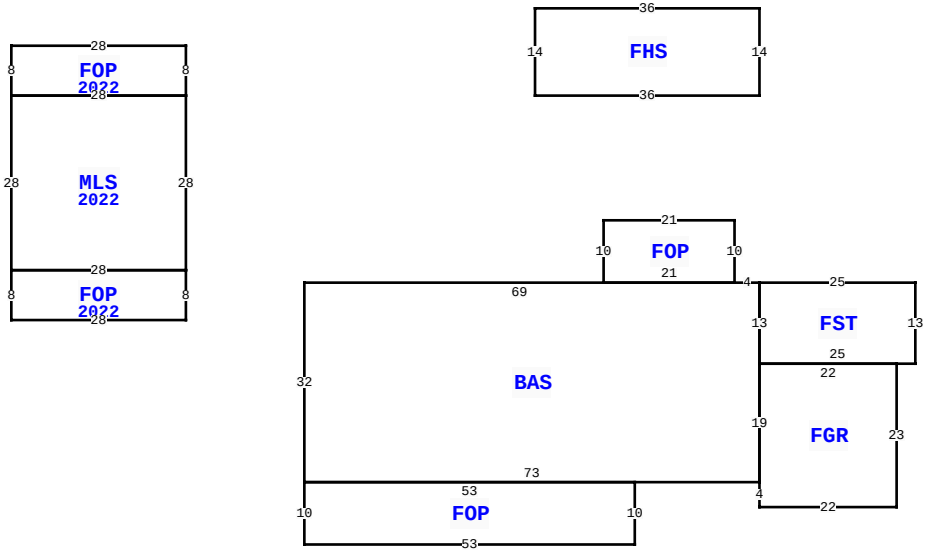
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	25416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,336	100		2,336	202,403
FGR	506	55		278	24,087
FHS	504	60		302	26,167
FOP	210	30		63	5,459
FOP	530	30		159	13,777
FST	325	55		179	15,510
TOTALS	4,411			3,317	287,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,317	121.1813	133.30	442,156	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2840 HX Base Yr 2022



361 SW RIDGE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 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	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1988	1988	3	40	14,336	
4	0166	CONC,PAVMT	0	100	0	0	4,620.00	UT	1.00	1.00	100	1993	1993	3	100	4,620	
5	0040	BARN,POLE	0	100	24	30	720.00	UT	2.50	2.50	100	1993	1993	3	100	1,800	
6	0120	CLFENCE 4	0	100	0	0	300.00	UT	4.50	4.50	100	1993	1993	3	100	1,350	
7	0169	FENCE/WOOD	0	100	0	0	600.00	UT	7.50	7.50	50	1993	1993	3	50	2,250	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		347,405
TOTAL MARKET OB/XF VALUE		27,906
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		435,311
SOH/AGL Deduction		108,227
ASSESSED VALUE		327,084
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		275,673
TOTAL JUST VALUE		435,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042228	New Residential C	115,000	06/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/472	11/08/2021	WD	U	I	30	297,000
GRANTOR: TILLOTSON J MICHAEL						
GRANTEE: SLOAN AMANDA T						
0603/0718	9/01/1986	WD	Q	V		14,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W4 W69 S32 E73 N19 N13 $
MLS=[YR=2022;SECTION=2;ORIG=-120,-30] S28 E28 N28 W28 $
FOP=[ORIG=-73,32] S10 E53 N10 W53 $
FGR=[ORIG=0,32] S4 E22 N23 W22 S19 $
FHS=[ORIG=0,-30] N14 W36 S14 E36 $
FST=[ORIG=0,13] E25 N13 W25 S13 $
FOP=[YR=2022;SECTION=2;ORIG=-120,-2] S8 E28 N8 W28 $
FOP=[YR=2022;SECTION=2;ORIG=-120,-38] S8 E28 N8 W28 $
FOP=[ORIG=-4,0] N10 W21 S10 E21 $
.

LAND DESCRIPTION

TOTAL OB/XF 27,906

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 07/09/2019 BY KR Total Acres: 5.18 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS

LOT 1 OAK RIDGE ESTATES S/D UNIT
FOR ADD'L RD R/W DESC ORB 788-13
INCL 0.11 AC FROM COUNTY DESC OR

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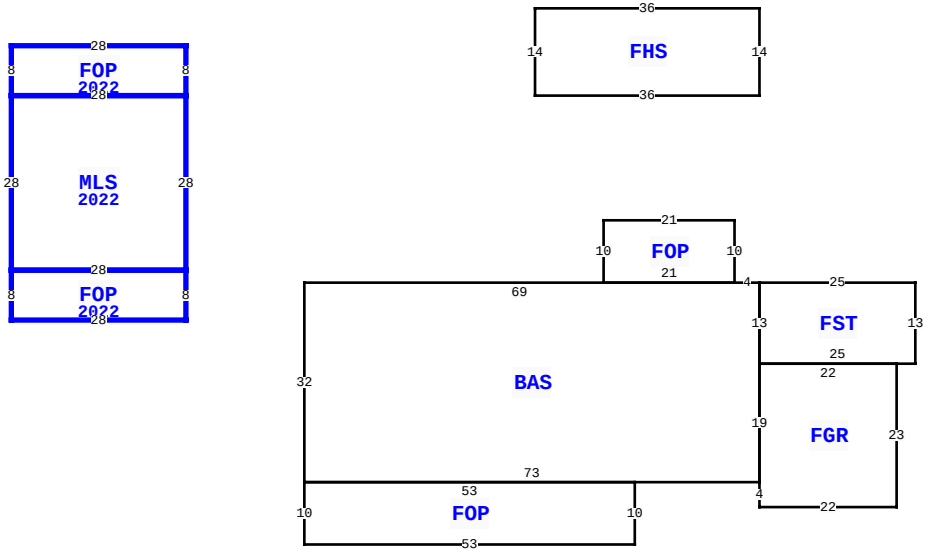
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC		25416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FOP	224	30	2022	67	4,786
FOP	224	30	2022	67	4,786
MLS	784	90	2022	706	50,432
TOTALS	1,232			840	60,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	840	124.0200	74.41	62,504	2021	2021	0	0	0	4.00	96.00

1 STRG/CONV 100% - 2022 Heated Area: 784 HX Base Yr 2022



361 SW RIDGE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

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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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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GRANTOR:						
GRANTEE:						

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BUILDING DIMENSIONS

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FGR=[ORIG=0,32] S4 E22 N23 W22 S19 $
FHS=[ORIG=0,-30] N14 W36 S14 E36 $
FST=[ORIG=0,13] E25 N13 W25 S13 $
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FOP=[YR=2022;SECTION=2;ORIG=-120,-38] S8 E28 N8 W28 $
FOP=[ORIG=-4,0] N10 W21 S10 E21 $
.
```

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/09/2019 BY KR Total Acres: 5.18 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS