LOTS 2, 3 & 4 OAK RIDGE ESTATES
615-549, DC 1347-1166, WD 1429-3

SPAZIANI EUGENE J III/SPAZIANI TRICIA
435 SW RIDGE STREET
LAKE CITY, FL 32024

2027

25-4S-16-03155-003

BUILDING CHARACTERISTICS

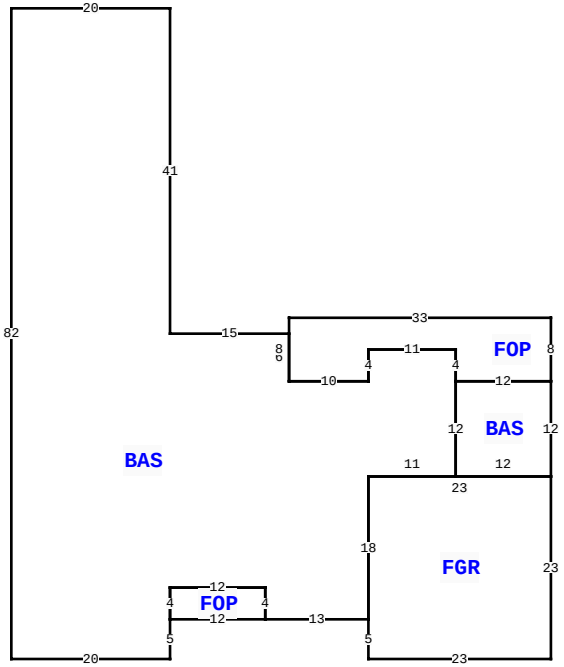
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	07	07
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	144	100		144	14,708
BAS	2,608	100		2,608	266,367
FGR	529	55		291	29,721
FOP	48	30		14	1,430
FOP	220	30		66	6,741
TOTALS	3,549			3,123	318,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,123	142.8446	157.13	490,717	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2752 HX Base Yr 2022



435 SW RIDGE ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		318,966
TOTAL MARKET OB/XF VALUE		47,528
TOTAL LAND VALUE - MARKET		162,000
TOTAL MARKET VALUE		528,494
SOH/AGL Deduction		0
ASSESSED VALUE		528,494
TOTAL EXEMPTION VALUE	HX HB VP	99,119
BASE TAXABLE VALUE		429,375
TOTAL JUST VALUE		528,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		534,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049426	Remodel	13,221	03/14/2024
000044551	Electrical Servic	0	05/27/2022
12549	POOL	70	05/22/1997
12260	POOL	125	03/11/1997
7249	ADDN SFR	19,000	06/09/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/774	10/22/2024	LE	U	I	14	100
GRANTOR: SPAZIANI EUGENE J III						
GRANTEE: SPAZIANI EUGENE J I						
1429/3	1/27/2021	WD	Q	I	01	512,000
GRANTOR: TUGGLE LISBETH S						
GRANTEE: SPAZIANI EUGENE J I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N4 W11 S4 W10 N6 W15 N41 W20 S82 E20 N5 N4 E12 S4 E13 N18 E11 N12 $
FGR=[ORIG=-11,30] S5 E23 N23 W23 S18 $
FOP=[ORIG=0,0] E12 N8 W33 S8 E10 N4 E11 S4 $
BAS=[ORIG=0,12] E12 N12 W12 S12 $
FOP=[ORIG=-36,30] E12 N4 W12 S4 $
.

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	1985	1985	3	100	300	
2	0011	BARN,BLK A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	14,800	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
5	0280	POOL R/CON	0	100	36	16	576.00	UT	70.00	70.00	100	1997	1997	3	40	16,128	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,200	
7	0282	POOL ENCL	0	100	0	0	800.00	UT	15.00	15.00	100	1997	1997	3	40	4,800	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	6,000.00	6,000.00	50	1993	1993	3	50	3,000	
9	0040	BARN,POLE	0	100	24	60	1,440.00	UT	2.50	2.50	100	2009	2009	3	100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 47,528

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	3.00	LT		1.00	1.00	0.90	60,000.00	54,000.00	162,000							

REVIEW DATE 06/06/2022 BY JB Total Acres: 0.00 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000 PRINTED 11/17/2026 BY SYS