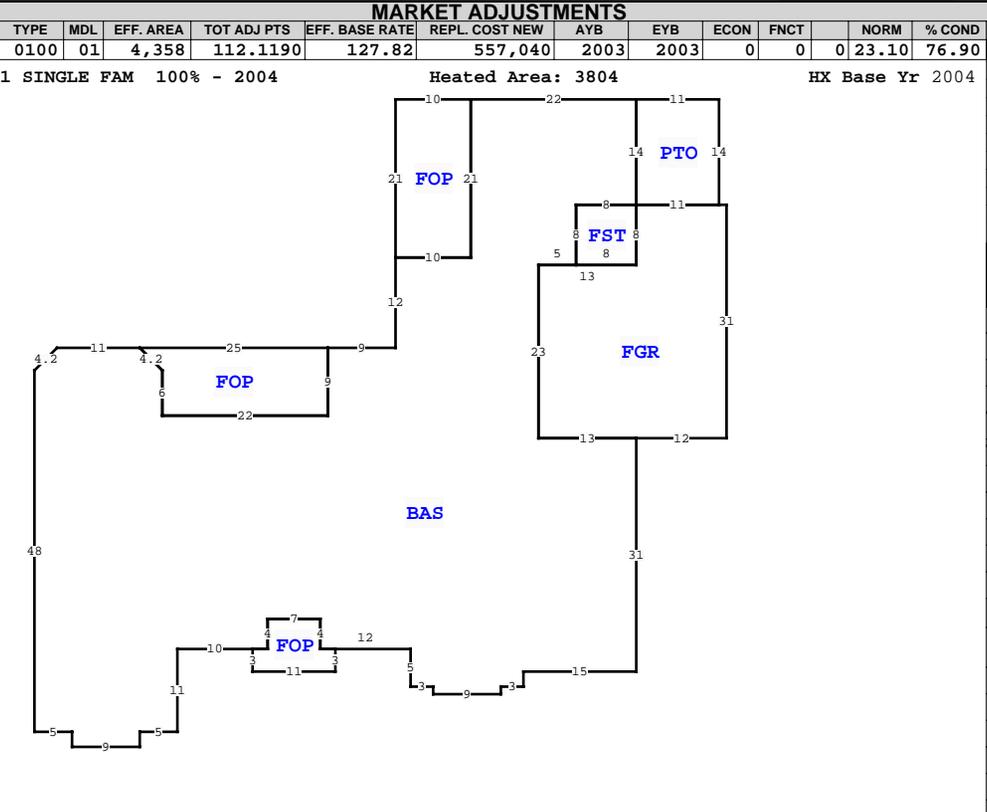


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	19 COMMON BRK 80
Exterior Wall	05 AVERAGE 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	12 HARDWOOD 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	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/



641 SW RIDGE ST, LAKE CITY

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,804	100		3,804	373,909
FGR	671	55		369	36,271
FOP	61	30		18	1,769
FOP	203	30		61	5,996
FOP	210	30		63	6,193
FST	64	55		35	3,441
PTO	154	5		8	787
TOTALS	5,167			4,358	428,364

EXTRA FEATURES		BLD DATE		LGL DATE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0190	FPLC PF	0	100	0
2	0210	GARAGE U	0	100	0
3	0280	POOL R/CON	0	100	0
4	0166	CONC, PAVMT	0	100	0

UNIT	ADJ R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	1,200.00	100	2003	2003	3	100	1,200	
1.00	UT	0.00	100	2006	2006	3	100	7,000	
52.50	UT	52.50	100	2003	2003	3	40	11,466	
1.00	UT	1.00	100	2009	2009	3	100	2,168	

LAND DESCRIPTION		TOTAL OB/XF 21,834																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.20	60,000.00	72,000.00	72,000							

TOTAL OB/XF 21,834	
BLD DATE	04/20/2022 MLU
XF DATE	
INC DATE	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			428,364
TOTAL MARKET OB/XF VALUE			21,834
TOTAL LAND VALUE - MARKET			72,000
TOTAL MARKET VALUE			522,198
SOH/AGL Deduction			168,636
ASSESSED VALUE			353,562
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			302,151
TOTAL JUST VALUE			522,198
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			521,263

LAND:1:1: 5.17 AC
SALE:1:1: LOT 6 OAKRIDGE ESTATES UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20843	POOL	135	07/07/2003
20139	SFR	605	11/14/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0910/0807	9/08/2000	WD Q	Q	V	03	49,500
GRANTOR: CARSWELL'S						
GRANTEE: THOMAS & MARY ANN T						
0800/1357	1/13/1995	WD Q	Q	V		35,000
GRANTOR: LEONARD A & VERA C CA						
GRANTEE: LINC R & JULIE J CA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W9 FOP= W25 D3 R3 S6 E22 N9S S9 W22 N6 L3 U3 W11 D3 L3 S48 E5 S2 E9 N2 E5 N11 E10 FOP= S3 E11 N3 W2 N4 W7 S4 W2S E2 N4 E7 S4 E12 S5 E3 S1 E9 N1 E3 N2 E15 N31 FGR= E12 N31 W1 PTO= N14 W11 S14 E11S W11 FST= W8 S8 E8 N8S S8 W13 S23 E13S W13 N23 E5 N8 E8 N14 W22 FOP= W10 S21 E10 N21S S21 W10 S12S.	