LOT 8 OAK RIDGE ESTATES S/D UNIT
536-449, 830-1733, LE 1543-1733,

ROBEY KATEE ANN/ROBEY GARY D
757 SW RIDGE ST
LAKE CITY, FL 32024

**2027**

**25-4S-16-03155-008**

## BUILDING CHARACTERISTICS

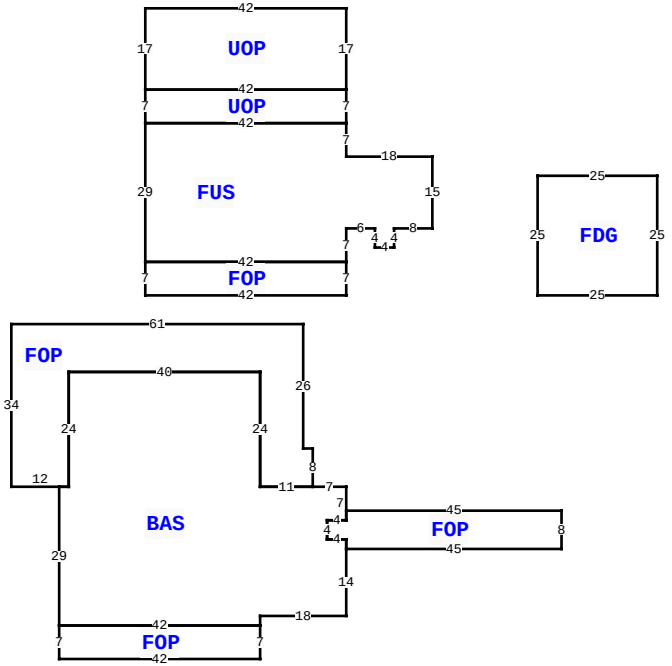
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| 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 | 08 | 08 |
| 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 | 2,648 | 100 | | 2,648 | 321,008 |
| FDG | 625 | 60 | | 375 | 45,460 |
| FOP | 294 | 30 | | 88 | 10,668 |
| FOP | 294 | 30 | | 88 | 10,668 |
| FOP | 376 | 30 | | 113 | 13,699 |
| FOP | 1,130 | 30 | | 339 | 41,095 |
| FUS | 1,504 | 100 | | 1,504 | 182,324 |
| UOP | 294 | 20 | | 59 | 7,152 |
| UOP | 714 | 20 | | 143 | 17,335 |
| TOTALS | 7,879 | | | 5,357 | 649,410 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 5,357 | 140.3086 | 168.37 | 901,958 | 1997 | 1997 | 0 | 0 | 0 | 28.00 | 72.00 |

1 EXCEPT SFR 100% - 1998 Heated Area: 4152 HX Base Yr 1998




757 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 | 1,254.00 | UT | 1.50 | 1.50 | 100 | 1997 | 1997 | 3 | 100 | 1,881 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 16 | 38 | 608.00 | UT | 70.00 | 70.00 | 100 | 2000 | 2000 | 3 | 40 | 17,024 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2000 | 2000 | 3 | 100 | 800 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 7,189.00 | UT | 3.00 | 3.00 | 70 | 2008 | 2008 | 3 | 70 | 15,097 | |
| 5 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1996 | 1996 | 3 | 100 | 1,200 | |
| 6 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2027 | 2026 | | 95 | 5,700 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 649,410 |
| TOTAL MARKET OB/XF VALUE | | 41,702 |
| TOTAL LAND VALUE - MARKET | | 72,000 |
| TOTAL MARKET VALUE | | 763,112 |
| SOH/AGL Deduction | | 365,958 |
| ASSESSED VALUE | | 397,154 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 345,743 |
| TOTAL JUST VALUE | | 763,112 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 746,111 |

LAND:1:1: 5.16 ACS..

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000056024 | Storage Building | 22,785 | 07/01/2026 |
| 37924 | MAINT/ALTR | 155 | 03/28/2019 |
| 26020 | ADDN SFR | 310 | 07/13/2007 |
| 17398 | POOL | 135 | 09/03/2000 |
| 12310 | SFR | 515 | 03/24/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1569/25 | 5/21/2026 | WD | Q | I | 01 | 920,000 |
| GRANTOR: BROWN KEITH W | | | | | | |
| GRANTEE: ROBEY KATEE ANN | | | | | | |
| 1543/1733 | 6/27/2025 | LE | U | I | 14 | 100 |
| GRANTOR: BROWN KEITH W | | | | | | |
| GRANTEE: BROWN KEITH W (ENH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W7 FOP= N8 W2 N26 W61 S34 E12 N24 E40 S24 E11$ W11 N24 W40 S24 W2 S29 FOP= S7 E42 N7 W42$ E42 N2 E18 N14 FOP= E45 N8 W45 S2 W4 S4 E4 S2$ N2 W4 N4 E4 N7$ PTR= N40 FOP= N7 FUS= N7 E6 S4 E4 N4 E8 N15 W18 N7 UOP= N7 UOP= N17 W42 S17 E42$ W42 S7 E42$ W42 S29 E42$ W42 S7 E42$ S40$ PTR= N40 E40 FDG= E25 N25 W25 S25$ S40 W40$.

## LAND DESCRIPTION

TOTAL OB/XF 41,702

| 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 | 1.20 | 60,000.00 | 72,000.00 | 72,000 | | | | | | | |

REVIEW DATE 07/14/2026 BY TP Total Acres: 5.17 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 11/17/2026 BY SYS