LOT 10 OAK RIDGE ESTATES S/D
UNIT 2. ORB 742-012, 768-104,
915-250, QC 1107-55, WD 1118-

SHELNUT JAMES CARTER TRUSTEE
869 SW RIDGE ST
LAKE CITY, FL 32024

2027

25-4S-16-03155-010

BUILDING CHARACTERISTICS

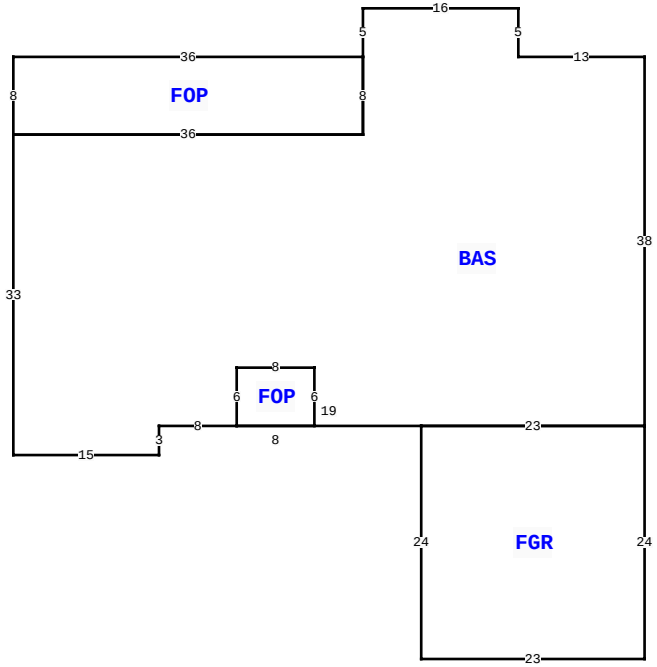
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	25416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,307	100		2,307	224,439
FGR	552	55		304	29,575
FOP	48	30		14	1,362
FOP	288	30		86	8,366
TOTALS	3,195			2,711	263,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,711	126.3416	138.98	376,775	1992	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2008 Heated Area: 2307 HX Base Yr 2008



869 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	0021	BARN,FR AE	0	100	47	60	2,820.00	UT	7.00	7.00	100	0	0	3	100	19,740	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0166	CONC,PAVMT	0	100	30	30	900.00	UT	1.40	1.40	100	0	0	3	100	1,260	
4	0166	CONC,PAVMT	0	100	21	60	1,260.00	UT	1.40	1.40	100	0	0	3	100	1,764	
5	0166	CONC,PAVMT	0	100	0	0	1,500.00	UT	2.00	2.00	100	1993	1993	3	100	3,000	
6	0169	FENCE/WOOD	0	100	0	0	560.00	UT	7.50	7.50	100	1993	1993	3	100	4,200	
7	0294	SHED WOOD/	0	100	0	0	96.00	UT	11.00	11.00	50	2009	2009	3	50	528	
8	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
9	0031	BARN,MT AE	0	100	18	28	504.00	UT	11.00	11.00	100	2014	2014	3	100	5,544	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		263,742
TOTAL MARKET OB/XF VALUE		38,236
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		373,978
SOH/AGL Deduction		94,825
ASSESSED VALUE		279,153
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		227,742
TOTAL JUST VALUE		373,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,760

SALE:2:1: LOT 10, OAK RIDGE ESTATES

SALE:1:1: LOT 10 OAK RIDGE ESTATES UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053750	Remodel	9,484	08/01/2025
000049724	Remodel	21,099	05/03/2024
27867	PUMP/UTPOL	50	06/09/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1186/0498	12/22/2009	WD	U	I	11	100
GRANTOR: JAMES C SHELNUT						
GRANTEE: JAMES CARTER SHELNU						
1118/2006	5/07/2007	WD	Q	I		340,000
GRANTOR: MICHAEL CATTO & SANDR						
GRANTEE: JAMES C SHELNUT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13N5 W16 S5 FOP= S8 W36 N8 E36$ S8 W36 S33 E15 N3
E8FOP= N6 E8 S6 W8$ E19 FGR= S24 E23 N24 W23$ E23 N38$.

LAND DESCRIPTION

TOTAL OB/XF 38,236

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 03/23/2026 BY robin Total Acres: 5.17 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 11/17/2026 BY SYS