LOT 12 OAK RIDGE ESTATES S/D
UNIT II. ORB 531-535, 653-747.
EX 0.02 AC FOR ADD RD R/W DESC

KAM HUNG LOI/KAM ANNA PUN
989 SW RIDGE ST
LAKE CITY, FL 32024

2027

25-4S-16-03155-012

BUILDING CHARACTERISTICS

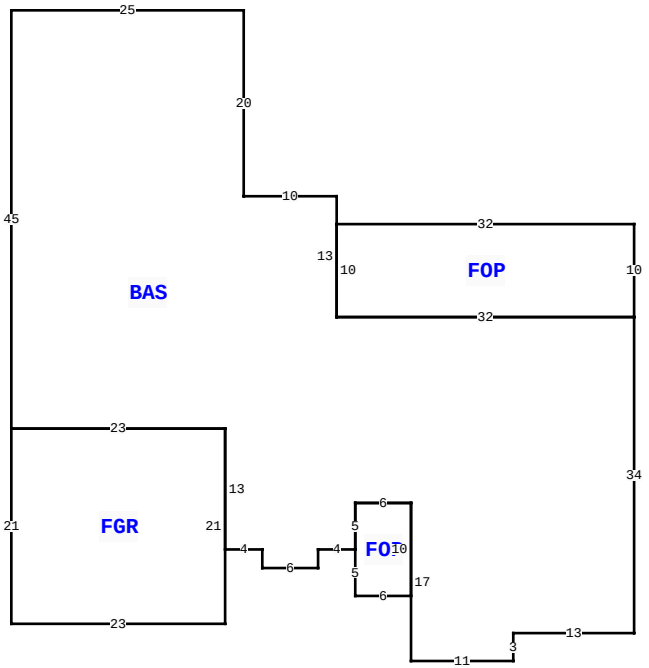
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	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	2,562	100		2,562	217,822
FGR	483	55		266	22,615
FOP	60	30		18	1,530
FOP	320	30		96	8,162
TOTALS	3,425			2,942	250,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,942	118.9056	130.80	384,814	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2562 HX Base Yr



989 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,000	
3	0296	SHED METAL	0	100	20	20	400.00	UT	5.00	5.00	100	1993	1993	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		250,129
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		331,129
SOH/AGL Deduction		97,547
ASSESSED VALUE		233,582
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		182,171
TOTAL JUST VALUE		331,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,661

LAND:1:1: 5.13 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0653/0747	6/02/1988	WD	Q	V		13,340
GRANTOR: PEARSON THOMAS S &						
GRANTEE: KAM HUNG LOI &						
0531/0535	3/01/1985	WD	Q	V		16,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S45 FGR= S21 E23 N21 W23$ E23 S13 E4 S2 E6 N2 E4
FOP= S5 E6 N10 W6 S5$ N5 E6 S17 E11 N3 E13 N34 FOP= N10 W32
S10 E32$ W32 N13 W10 N20$.

LAND DESCRIPTION

TOTAL OB/XF 9,000

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 07/11/2019 BY KR Total Acres: 4.97 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 11/17/2026 BY SYS