LOT 14 OAK RIDGE ESTATES UNIT II
ORB 791-544.

BAILEY GREGORY G/BAILEY LISA
904 SW RIDGE ST
LAKE CITY, FL 32024

2027

25-4S-16-03155-114

BUILDING CHARACTERISTICS

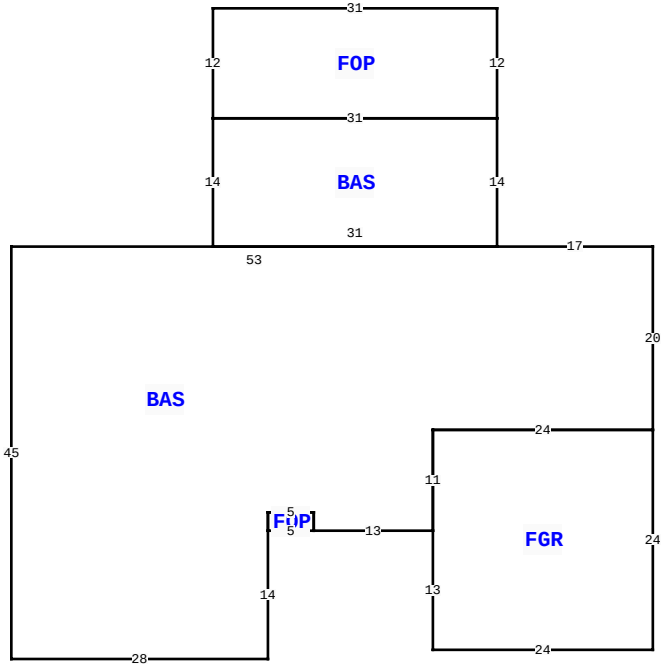
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	434	100		434	39,479
BAS	2,288	100		2,288	208,127
FGR	576	55		317	28,836
FOP	10	30		3	273
FOP	372	30		112	10,188
TOTALS	3,680			3,154	286,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,154	121.2200	133.34	420,554	1994	1994	0	0	0	31.78	68.22

1 SINGLE FAM 100% - 1995 Heated Area: 2722 HX Base Yr 1995



904 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	0120	CLFENCE 4	0	100	0	0	280.00	UT	4.50	4.50	100	1994	1994	3	100	1,260	
2	0166	CONC,PAVMT	0	100	0	0	1,730.00	UT	2.00	2.00	100	1994	1994	3	100	3,460	
3	0166	CONC,PAVMT	0	100	0	0	2,152.00	UT	2.00	2.00	100	1994	1994	3	100	4,304	
4	0030	BARN,MT	0	100	60	40	2,400.00	UT	15.00	15.00	100	2023	2022		100	36,000	
5	0252	LEAN-TO W/	0	100	24	60	1,440.00	UT	5.00	5.00	100	2023	2022		100	7,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	286,902
TOTAL MARKET OB/XF VALUE	52,224
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	399,126
SOH/AGL Deduction	153,511
ASSESSED VALUE	245,615
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	194,204
TOTAL JUST VALUE	399,126
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	404,355

SALE:1:1: LOT 14 OAK RIDGE ESTATES UNIT III

LAND:1:1: 4.11

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043929	Electrical Servic	0	03/16/2022
000042205	Storage Building	25,000	06/23/2021
000041727	Roof Replacement	18,000	04/13/2021
8476	SFR	68,000	06/10/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0791/0544	6/1/1994	WD	Q	V		24,000

GRANTOR: J GREGORY & SUSAN K P

GRANTEE: GREGORY G BAILEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W17 W53 S45 E28 N14 N2 E5 S2 E13 N11 E24 N20 $
FGR=[ORIG=-24,31] S13 E24 N24 W24 S11 $
BAS=[ORIG=-17,0] N14 W31 S14 E31 $
FOP=[ORIG=-17,-14] N12 W31 S12 E31 $
FOP=[ORIG=-42,31] E5 N2 W5 S2 $
.

LAND DESCRIPTION

TOTAL OB/XF 52,224

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 08/31/2022 BY JB Total Acres: 4.13 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS