LOT 15 OAK RIDGE ESTATE S/D UNIT

ORB 692-250, 607-106, 740-1044,

NEELEY CHARLES H JR/NEELEY ANGELA W
802 SW RIDGE ST
LAKE CITY, FL 32024

2027

25-4S-16-03155-115

BUILDING CHARACTERISTICS

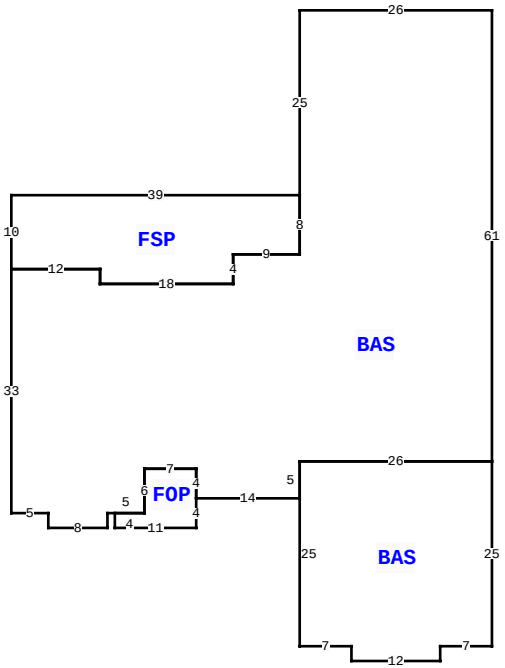
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 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	674	100		674	56,975
BAS	2,801	100		2,801	236,776
FOP	64	30		19	1,606
FSP	408	40		163	13,779
TOTALS	3,947			3,657	309,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,657	118.2236	130.05	475,593	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 3475 HX Base Yr 1996



802 SW RIDGE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	0280	POOL R/CON	0	100	16	32	512.00	UT	171.50	171.50	100	1990	1990	3	40	35,123	
3	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
4	0166	CONC,PAVMT	0	100	0	0	1,842.00	UT	2.00	2.00	70	1996	1996	3	70	2,579	
5	0282	POOL ENCL	0	100	30	39	1,170.00	UT	15.00	15.00	100	1996	1996	3	40	7,020	
6	0169	FENCE/WOOD	0	100	0	0	360.00	UT	7.50	7.50	50	1996	1996	3	50	1,350	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
8	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		309,135
TOTAL MARKET OB/XF VALUE		51,272
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		420,407
SOH/AGL Deduction		118,336
ASSESSED VALUE		302,071
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		250,660
TOTAL JUST VALUE		420,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,017

LAND:1:1: 4.12 ACRES

LAND:2:1: AG REMOVED 1995

XFOB:2:1: ENCLOSED POOL.

SALE:1:1: LOT 15 OAK RIDGE ESTATES UNIT III

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0809/0455	8/09/1995	WD	Q	I		179,000
GRANTOR: GREGORY & SUSAN PITTM						
GRANTEE: CHARLES H JR & ANGE						
0692/0250	7/25/1989	WD	Q	V		18,500
GRANTOR: THOMAS						
GRANTEE: PITTMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S25 FSP= W39 S10 E12 S2 E18 N4 E9 N8$ S8 W9 S4 W18 N2 W12 S33 E5 S2 E8 N2 E5 N6 E7 S4 FOP= N4 W7 S6 W4 S2 E11 N4 $ E14 N5 E26 BAS= S25 W7 S2 W12 N2 W7 N25 E26$ N61$.

LAND DESCRIPTION

TOTAL OB/XF 51,272

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	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 07/10/2019 BY KR Total Acres: 4.12 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS