LOT 18 OAK RIDGE ESTATES UNIT 3.
803-765, WD 1273-2793, WD 1414-1

HUNTER KYLE/HUNTER MARKIE
632 SW RIDGE ST
LAKE CITY, FL 32024

2027

25-4S-16-03155-118

BUILDING CHARACTERISTICS

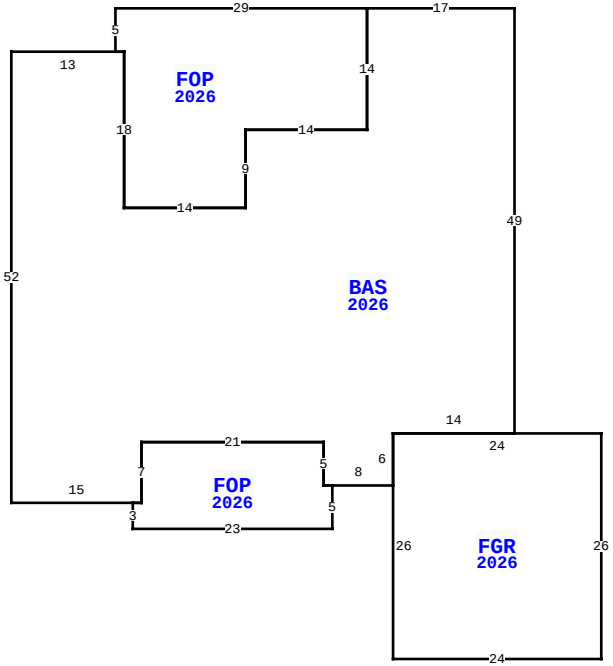
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,448	100	2026	2,448	312,659
FGR	624	55	2026	343	43,808
FOP	218	30	2026	65	8,302
FOP	523	30	2026	157	20,052
TOTALS	3,813			3,013	384,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,013	116.1090	127.72	384,820	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2448 HX Base Yr 2026



632 SW RIDGE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	384,820
TOTAL MARKET OB/XF VALUE	14,700
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	459,520
SOH/AGL Deduction	93,859
ASSESSED VALUE	365,661
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	314,250
TOTAL JUST VALUE	459,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	466,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054975	Storage Building	23,500	02/09/2026
000052031	New Residential C	560,850	01/09/2025
000051236	Right-of-Way Acce		10/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/2324	7/11/2022	WD	U	V	30	90,000
GRANTOR: JOHN B HUNTER REVOCAB						
GRANTEE: HUNTER KYLE						
1414/1543	6/30/2020	WD	Q	V	01	82,500
GRANTOR: KEITH WILLIAM BROWN T						
GRANTEE: JOHN B HUNTER & MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=5,-21] W17 S14 W14 S9 W14 N18 W13 S52 E15 N7 E21 S5 E8 N6 E14 N49 $
FGR=[YR=2026;ORIG=-9,28] E24 S26 W24 N26 $
FOP=[YR=2026;ORIG=-12,-21] W29 S5 E1 S18 E14 N9 E14 N14 $
FOP=[YR=2026;ORIG=-38,29] S7 W1 S3 E23 N5 W1 N5 W21 $
.

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	4,200.00	UT	3.50	3.50	100	2026	2025		100	14,700	

LAND DESCRIPTION

TOTAL OB/XF 14,700

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 07/13/2026 BY Nick Total Acres: 4.10 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS