

LOT 14 OAK RIDGE ESTATES UNIT 1,  
NE COR OF LOT 14, RUN E ALONG N  
LOTS 14 & 15 (BEING ALSO THE S R

LUSTER ROLAND C JR/LUSTER IRENE L  
342 SW RIDGE STREET  
LAKE CITY, FL 32024

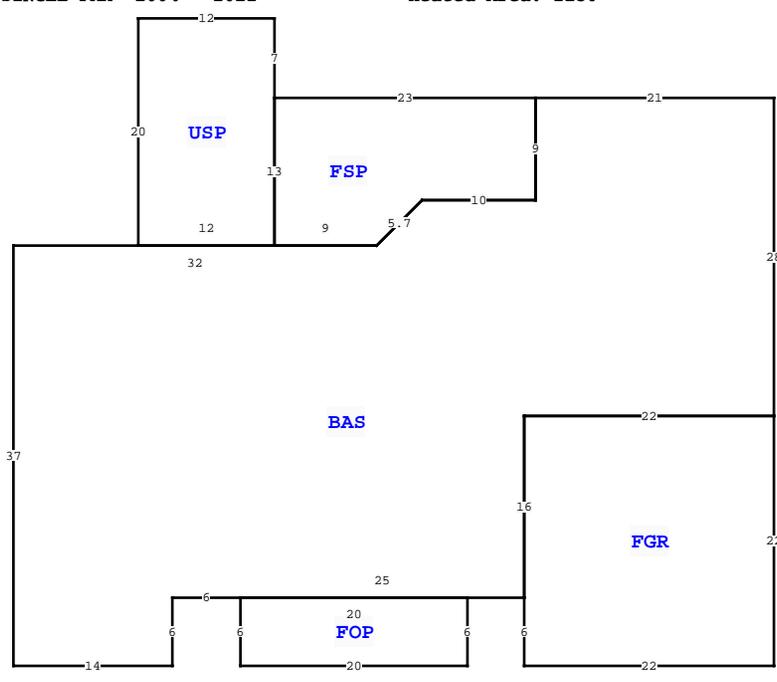
2026

25-4S-16-03171-014



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	31	VINYL SID	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	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
BAS	2,130	100	
FGR	484	55	
FOP	120	30	
FSP	251	40	
USP	240	35	
TOTALS	3,225		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2012		Heated Area: 2130					HX Base Yr 2012	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		281,971	
TOTAL MARKET OB/XF VALUE		4,586	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		311,557	
SOH/AGL Deduction		97,357	
ASSESSED VALUE		214,200	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		162,789	
TOTAL JUST VALUE		311,557	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,494	
LAND:1:1: 0.97 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043122	Roof Replacement	18,500	11/08/2021
30345	MAINT/ALTR	40	08/03/2012
16431	SFR	355	12/22/1999
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1227/0762	12/28/2011	WD U	I 12
GRANTOR: REGIONS BANK		SALE PRICE	
GRANTEE: ROLAND C & IRENE L		165,000	
1218/1090	7/13/2011	CT U	I 18
GRANTOR: CLERK OF COURT		100	
GRANTEE: REGIONS BANK			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W21 FSP= W23 USP= N7 W12 S20 E12 N13\$ S13 E9 U4 R4 E10 N9\$ S9 W10 L4 D4 W32 S37 E14 N6 E6 FOP= S6E20 N6 W20\$ E25 FGR= S6 E22N22 W22 S16\$ N16 E22 N28\$.			

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
L	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0	100	0	0	1,040.00	UT	0.75	0.75	100	2001	2001
2	0169	FENCE/WOOD	0	100	23	8	184.00	UT	3.75	3.75	100	2001	2001
3	0120	CLFENCE 4	0	100	0	0	400.00	UT	2.25	2.25	100	2001	2001
4	0166	CONC, PAVMT	0	100	0	0	1,616.00	UT	1.00	1.00	100	2001	2001
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014

TOTAL OB/XF											
342 SW RIDGE ST, LAKE CITY											
4,586											

LAND DESCRIPTION		LAND USE		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		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			25,000.00		25,000.00		25,000																			

REVIEW DATE		BY		Total Acres:		Total Land Value:		Market:		Agricultural:		Common:	
05/02/2022		JS		0.87		25,000		0		0		25,000	

PRINTED		DATE		BY	
05/08/2026		SY			