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

GRUBB SHAUN M/GRUBB RACHEL M
316 SW RIDGE ST
LAKE CITY, FL 32025

2027

25-4S-16-03171-015

BUILDING CHARACTERISTICS

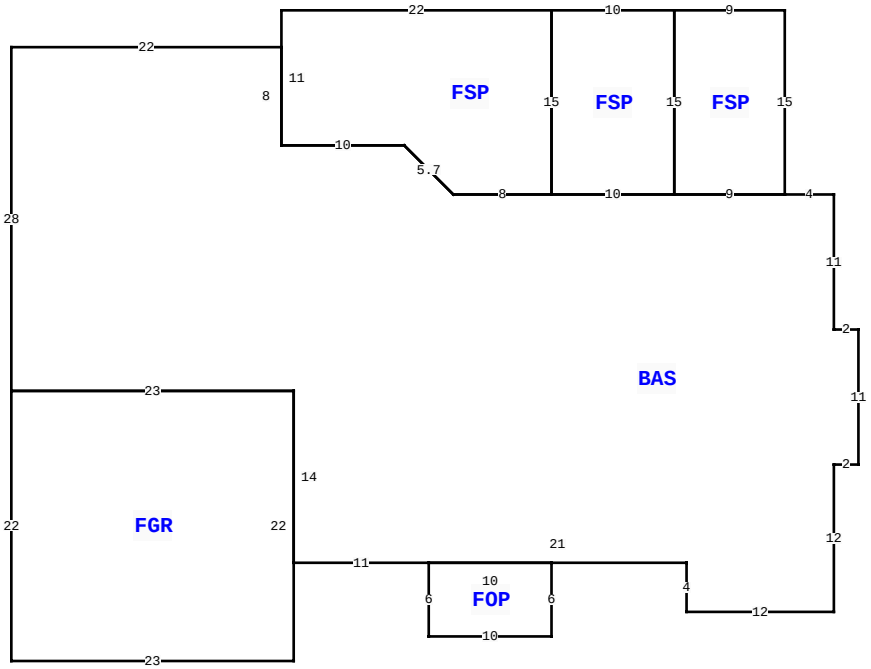
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	2,070	100		2,070	204,391
FGR	506	55		278	27,449
FOP	60	30		18	1,778
FSP	135	40		54	5,332
FSP	150	40		60	5,925
FSP	282	40		113	11,157
TOTALS	3,203			2,593	256,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,593	122.9655	135.26	350,729	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2019 Heated Area: 2070 HX Base Yr 2019



316 SW RIDGE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2021 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	256,032
TOTAL MARKET OB/XF VALUE	29,526
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	310,558
SOH/AGL Deduction	73,243
ASSESSED VALUE	237,315
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	185,904
TOTAL JUST VALUE	310,558
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15164	POOL	95	03/04/1999
13869	SFR	265	04/09/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/2173	3/05/2018	WD	Q	I	01	255,000
GRANTOR: WILLIAM S & CHRISTINE						
GRANTEE: SHAUN M & RACHEL M						
1278/1058	7/23/2014	WD	Q	I	01	225,000
GRANTOR: MARJORIE M HERRIN (SI						
GRANTEE: WILLIAM S & CHRISTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 FSP= N15 W9 S15 E9$ W9 FSP= N15 W10 S15 E10 $ W10 FSP= N15 W22 S11 E10 R4 D4 E8$ W8 U4 L4 W10 N8 W22 S28 FGR= S22 E23N22 W23 $ E23 S14 E11 FOP= S6 E10 N6 W10$ E21 S4 E12 N12 E2 N11 W2 N11$.

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	2,654.00	UT	1.50	1.50	100	1998	1998	3	100	3,981	
2	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	1999	1999	3	40	11,760	
3	0282	POOL ENCL	0	100	38	40	1,520.00	UT	15.00	15.00	100	1999	1999	3	40	9,120	
4	0169	FENCE/WOOD	0	100	45	8	360.00	UT	7.50	7.50	75	1999	1999	3	75	2,025	
5	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	1999	1999	3	100	1,440	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 29,526

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	25,000.00	25,000.00	25,000							

REVIEW DATE 07/10/2019 BY BC Total Acres: 0.96 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS