

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,498	104.2388	116.75	408,392	1987	1987	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0													
Heated Area: 2712 HX Base Yr													

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

Quality	07 07				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM					
NEIGHBORHOOD/LOC	25416.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100		1,816	137,812
FOP	100	30		30	2,277
FOP	126	30		38	2,884
FOP	150	30		45	3,415
FOP	546	30		164	12,446
FSP	408	40		163	12,370
FUS	896	100		896	67,995
UDU	576	55		317	24,057
UST	64	45		29	2,201
TOTALS	4,682			3,498	265,455

EXTRA FEATURES																
L N	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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0252	LEAN-TO W/	0	100	16	288.00	UT	2.00	2.00	100	1993	1993	3	100	576	
3	0252	LEAN-TO W/	0	100	16	272.00	UT	2.00	2.00	100	1993	1993	3	100	544	
4	0166	CONC,PAVMT	0	100	0	1,108.00	UT	2.00	2.00	50	1993	1993	3	50	1,108	

1296 SW RIDGE ST, LAKE CITY													
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COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	265,455	
TOTAL MARKET OB/XF VALUE	3,428	
TOTAL LAND VALUE - MARKET	84,000	
TOTAL MARKET VALUE	352,883	
SOH/AGL Deduction	160,483	
ASSESSED VALUE	192,400	
TOTAL EXEMPTION VALUE	HX HB 51,411	
BASE TAXABLE VALUE	140,989	
TOTAL JUST VALUE	352,883	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	352,883	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37915	MAINT/ALTR	75	03/28/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W10 FSP= N12 W34 S12 E34\$ FOP= W25 S6 E25N6\$ S6 W25 FOP= N6 W9 S14 E9N8\$ S8 W9N16 W10 UST= W8 S8E8 N8\$ S8 W8S20 FOP= S17 E62 N13 W7 S6 W48 N10 W7\$ E7 S10 E48 N6 E7 N30\$ FOP= N10 W10 S10 E10\$ PTR=N50 FUS= W14 S27 E48 N27 W14 S20 W20 N20\$ S50\$ PTR= E60 UDU= E8 N16 E10 N16 W28 S16E10 S16\$ W60\$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.40	60,000.00	84,000.00	84,000							