LOT 1 OAK RIDGE ESTATES UNIT 3

MILTON JAY W/MILTON DEBORAH N
1296 SW RIDGE ST
LAKE CITY, FL 32024-8970

2026

26-4S-16-03155-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

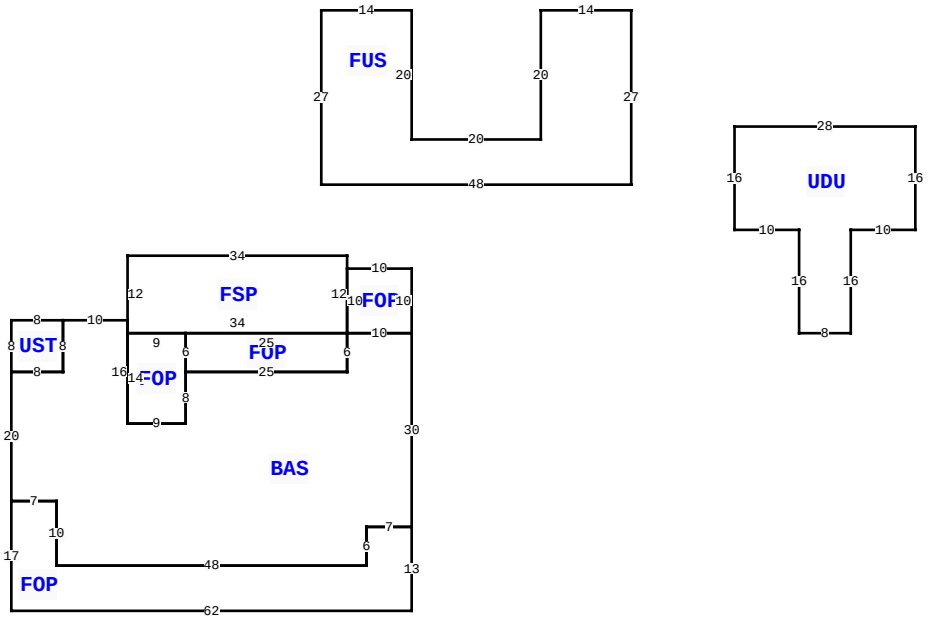
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,816	100		1,816	140,267
FOP	100	30		30	2,317
FOP	126	30		38	2,935
FOP	150	30		45	3,476
FOP	546	30		164	12,667
FSP	408	40		163	12,590
FUS	896	100		896	69,207
UDU	576	55		317	24,485
UST	64	45		29	2,240
TOTALS	4,682			3,498	270,184

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	118.83	415,667	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2712 HX Base Yr



1296 SW RIDGE ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		270,184
TOTAL MARKET OB/XF VALUE		3,428
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		357,612
SOH/AGL Deduction		165,212
ASSESSED VALUE		192,400
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		140,989
TOTAL JUST VALUE		357,612
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$.

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	0190	FPLC PF	0	100	0	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	18	288.00	UT	2.00	2.00	100	1993	1993	3	100	576	
3	0252	LEAN-TO W/	0	100	16	17	272.00	UT	2.00	2.00	100	1993	1993	3	100	544	
4	0166	CONC,PAVMT	0	100	0	0	1,108.00	UT	2.00	2.00	50	1993	1993	3	50	1,108	

LAND DESCRIPTION

TOTAL OB/XF 3,428

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	1.40	60,000.00	84,000.00	84,000							

REVIEW DATE 01/08/2020 BY JB Total Acres: 6.75 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 05/08/2026 BY SYS