LOT 3 OAK RIDGE ESTATES UNIT 3
EX THE N 370 FT AS DESC ORB
784-935. ORB 652-83, 767-1495,

THE THAYER FAMILY TRUST
1236 SW RIDGE ST
LAKE CITY, FL 32024

2027

26-4S-16-03155-103

BUILDING CHARACTERISTICS

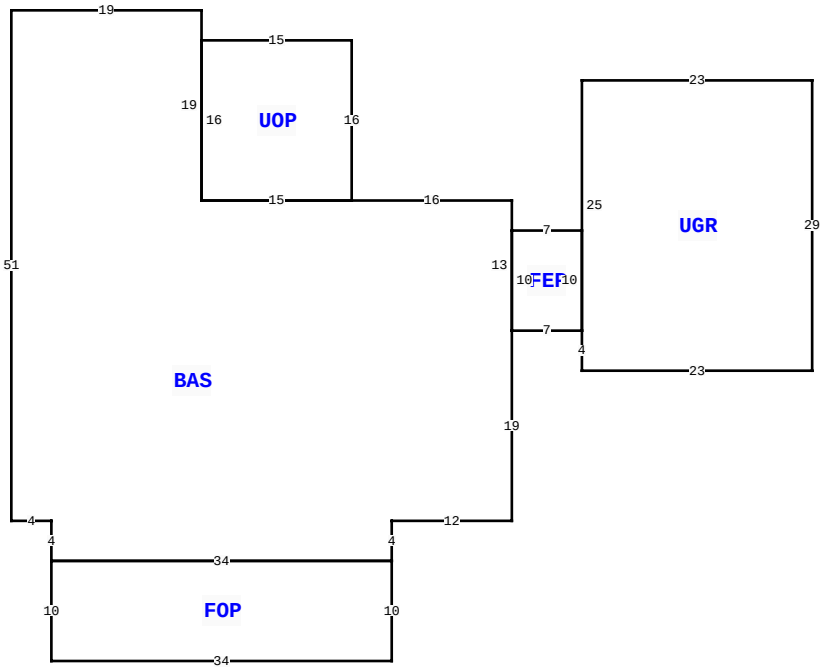
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,097	100		2,097	144,047
FEP	70	80		56	3,847
FOP	340	30		102	7,006
UGR	667	45		300	20,608
UOP	240	20		48	3,297
TOTALS	3,414			2,603	178,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,603	96.0768	105.68	275,085	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 2097 HX Base Yr 2012



1236 SW RIDGE ST, LAKE CITY

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

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	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0260	PAVEMENT-A	0	100	0	0	3,338.00	UT	1.00	1.00	75	1993	1993	3	75	2,504	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0020	BARN,FR	0	100	24	40	960.00	UT	10.00	10.00	50	2014	2014	3	50	4,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		178,805
TOTAL MARKET OB/XF VALUE		9,304
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		236,109
SOH/AGL Deduction		70,206
ASSESSED VALUE		165,903
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		114,492
TOTAL JUST VALUE		236,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8002	SFR	72,000	01/24/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1214/2135	5/17/2011	WD	Q	I	03	130,000
GRANTOR: JOAN STREADWICK STOEK						
GRANTEE: RAYMOND G JR & VIRG						
1210/2400	3/01/2011	TD	U	I	16	100
GRANTOR: ROBERT L STREADWICK A						
GRANTEE: JOAN STREADWICK STO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S51E4S4FOP= S10 E34N10 W34$ E34 N4 E12 N19 FEP= E7 UGR= S4 E23 N29 W23 S25$ N10 W7 S10$ N13 W16 UOP= N16 W15 S16 E15$ W15 N19$.

LAND DESCRIPTION

TOTAL OB/XF 9,304

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	300.00	610.00	1.00	LT		1.00	1.00	0.80	60,000.00	48,000.00	48,000							

REVIEW DATE 07/10/2019 BY BC Total Acres: 4.20 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS