LOT 5 OAK RIDGE ESTATES UNIT 3 E
ADD RD R/W DESC IN ORB 788-1376.

CREWS MATTHEW H
1018 SW RIDGE ST
LAKE CITY, FL 32024

2027

26-4S-16-03155-104

BUILDING CHARACTERISTICS

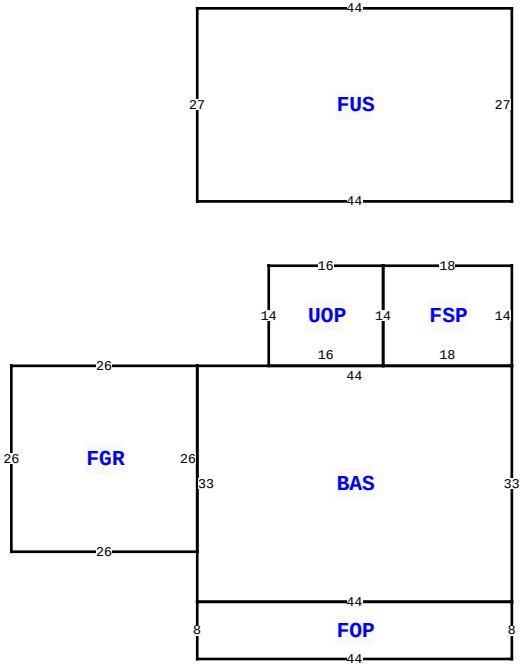
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame		N/A 100
Stories	1.5	1.5 100
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	1,452	100		1,452	82,496
FGR	676	55		372	21,135
FOP	352	30		106	6,023
FSP	252	40		101	5,738
FUS	1,188	100		1,188	67,496
UOP	224	20		45	2,557
TOTALS	4,144			3,264	185,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,264	93.9046	103.30	337,171	1992	1992	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2015 Heated Area: 2640 HX Base Yr 2015



1018 SW RIDGE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 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		185,444
TOTAL MARKET OB/XF VALUE		7,376
TOTAL LAND VALUE - MARKET		69,000
TOTAL MARKET VALUE		261,820
SOH/AGL Deduction		83,291
ASSESSED VALUE		178,529
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,118
TOTAL JUST VALUE		261,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,177

SALE:2:1: 9.47 ACRES

LAND:1:1: 4.90 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1276/0246	6/04/2014	WD	U	I	18	140,000
GRANTOR: U S BANK NAT'L ASSOC						
GRANTEE: MATTHEW H CREWS						
1265/1797	11/14/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT (THE D						
GRANTEE: U S BANK NAT'L ASSO						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N14 W18 UOP= W16 S14 E16 N14$ S14 E18$ BAS= W44 FGR= W26 S26 E26 N26$ S33FOP= E 44 S8 W44 N8$ E44 N33$PTR=N50 FUS= W44 S27 E44 N27$ S50$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0166	CONC,PAVMT	0	100	26	40	1,040.00	UT	1.40	1.40	100	0	0	3	100	1,456	
4	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
5	0252	LEAN-TO W/	0	100	12	40	480.00	UT	2.00	2.00	100	1993	1993	3	100	960	
6	0252	LEAN-TO W/	0	100	12	40	480.00	UT	2.00	2.00	100	1993	1993	3	100	960	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 7,376

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	1.15	60,000.00	69,000.00	69,000							

REVIEW DATE 07/10/2019 BY BC Total Acres: 4.87 Total Land Value: 69,000 Market: 0 Agricultural: 0 Common: 69,000 PRINTED 11/17/2026 BY SYS