LOT 4 OAKRIDGE ESTATES UNIT 3 EX
COR DESC IN ORB 788-1376.

BUMGARNER HARRY D/BUMGARNER PATRICIA
1050 SW RIDGE ST
LAKE CITY, FL 32024

2027

26-4S-16-03155-105

BUILDING CHARACTERISTICS

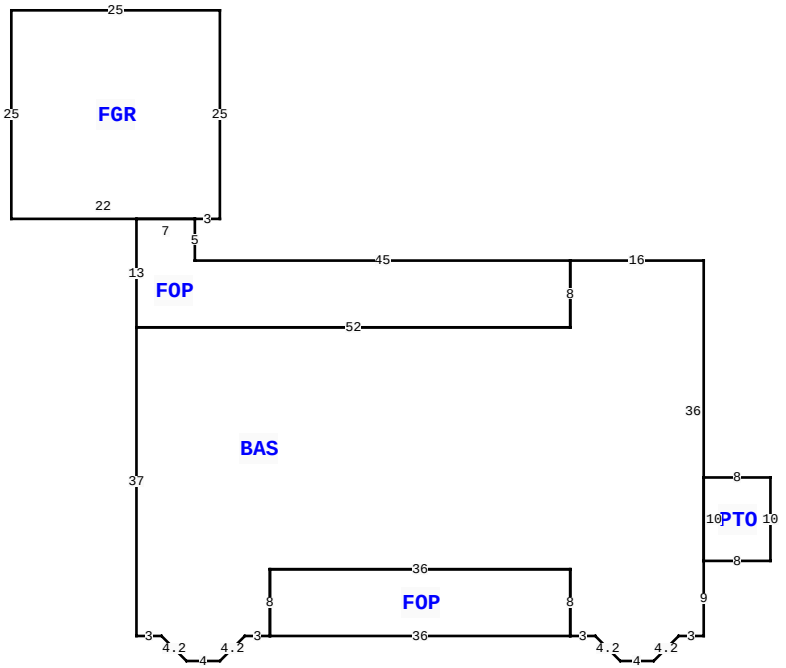
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG. 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	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	2,398	100		2,398	230,155
FGR	625	55		344	33,016
FOP	288	30		86	8,254
FOP	451	30		135	12,957
PTO	80	5		4	384
TOTALS	3,842			2,967	284,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,967	122.8920	135.18	401,079	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 1999 Heated Area: 2398 HX Base Yr 1999



1050 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
2	0030	BARN,MT	0	0	24	30	720.00	UT	12.00	12.00	75	1998	1998	3	75	6,480	
3	0166	CONC,PAVMT	0	100	12	140	1,680.00	UT	2.00	2.00	100	1996	1996	3	100	3,360	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		284,766
TOTAL MARKET OB/XF VALUE		17,540
TOTAL LAND VALUE - MARKET		66,000
TOTAL MARKET VALUE		368,306
SOH/AGL Deduction		108,817
ASSESSED VALUE		259,489
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		208,078
TOTAL JUST VALUE		368,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,488

LAND:1:1: 4.57 AC
SALE:2:1: LOT 4 OAKRIDGE ESTATES UN III
SALE:1:1: LOT 4 OAK RIDGE ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053691	Generator		07/29/2025
000053626	Roof Replacement	21,560	07/21/2025
32042	MAINT/ALTR	25	06/16/2014
14010	STORAGE	70	05/13/1998
10984	SFR	380	04/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0856/1388	4/02/1998	WD	Q	I		173,000
GRANTOR: LOPEZ						
GRANTEE: BUMGARNER						
0819/0070	3/14/1996	WD	Q	V		32,000
GRANTOR: DONNA & DESMOND KENNE						
GRANTEE: ARMONDO E & CAROLYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= W45 N5 FGR= E3 N25 W25 S25 E22$ W7 S13 E52N8$ S8 W52 S37 E3 D3 R3 E4 R3 U3 E3 FOP= E36 N8 W36 S8$N8 E36 S8 E3 D3 R3 E4 R3 U3 E3 N9 PTO= E8 N10 W8 S10$ N36$.

LAND DESCRIPTION

TOTAL OB/XF 17,540

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	1.10	60,000.00	66,000.00	66,000							

REVIEW DATE 03/11/2026 BY robin Total Acres: 4.57 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 11/17/2026 BY SYS