LOT 29 SUWANNEE VALLEY FARMS S/D
WD 1166-286, LE 1541-670,

PRIDGEN MICHAEL DALE/PRIDGEN MARIANNE EVELYN
422 NW CHARTER OAK GLN
LAKE CITY, FL 32055

**2027**

**29-2S-16-01777-129**

## BUILDING CHARACTERISTICS

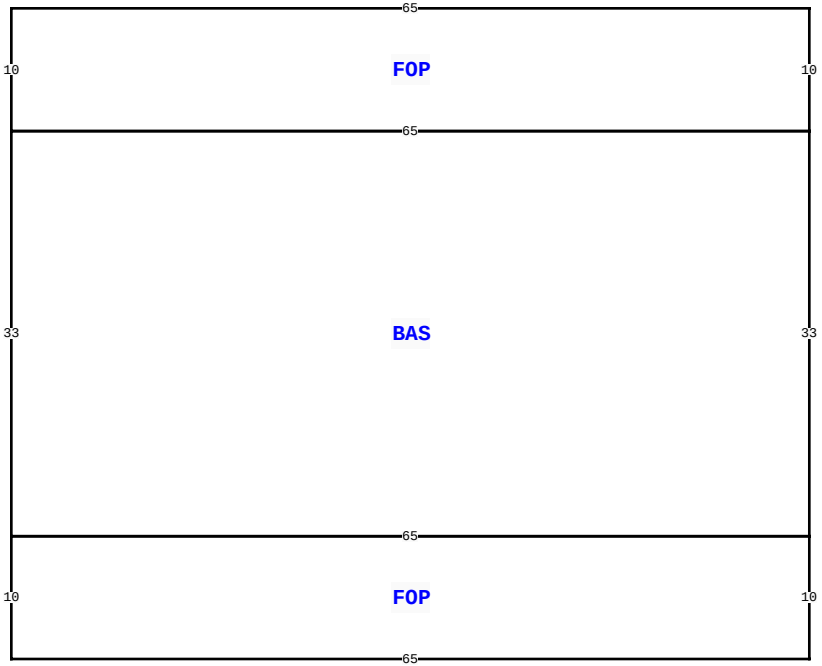
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 06 | 06 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 29216.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,145 | 100 | | 2,145 | 228,989 |
| FOP | 650 | 30 | | 195 | 20,817 |
| FOP | 650 | 30 | | 195 | 20,817 |
| TOTALS | 3,445 | | | 2,535 | 270,623 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,535 | 119.4480 | 131.39 | 333,074 | 2010 | 2010 | 0 | 0 | 0 | 18.75 | 81.25 |

1 SINGLE FAM 100% - 2011 Heated Area: 2145 HX Base Yr 2011




422 NW CHARTER OAK GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | 05/15/2022 SPF |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 270,623 |
| TOTAL MARKET OB/XF VALUE | 8,502 |
| TOTAL LAND VALUE - MARKET | 71,100 |
| TOTAL MARKET VALUE | 302,450 |
| SOH/AGL Deduction | 74,072 |
| ASSESSED VALUE | 228,378 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 176,967 |
| TOTAL JUST VALUE | 350,225 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 355,147 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 28286 | SFR | 964 | 12/21/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1541/670 | 5/27/2025 | LE | U | I | 14 | 100 |
| GRANTOR: PRIDGEN MICHAEL DALE | | | | | | |
| GRANTEE: PRIDGEN PATRICK (EN | | | | | | |
| 1166/0286 | 1/26/2009 | WD | Q | V | 01 | 80,000 |
| GRANTOR: SUBRANDY LIMITED PART | | | | | | |
| GRANTEE: MICHAEL DALE & MARI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= N33 FOP= N10 W65 S10 E65$ W65 S33 FOP= S10 E65 N10 W65$ E65$.

## 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 | 392.00 | UT | 2.25 | 2.25 | 100 | 2010 | 2010 | 3 | 100 | 882 | |
| 2 | 0060 | CARPORT F | 0 | 100 | 18 | 40 | 720.00 | UT | 3.50 | 3.50 | 100 | 2013 | 2013 | 3 | 100 | 2,520 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 600 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 3,500 | |
| 5 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 1,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,502

| 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-3 | 0.00 | 0.00 | 2.07 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 20,700 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-3 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 2,225 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-3 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 50,000 | | | | | | | |
| 4 | 9630 | C | SWAMP | 0 | | A-3 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 400 | | | | | | | |

REVIEW DATE 12/28/2022 BY JD Total Acres: 11.07 Total Land Value: 23,325 Market: 50,000 Agricultural: 2,225 Common: 21,100 PRINTED 11/17/2026 BY SYS