LOT 31 SUWANNEE VALLEY FARMS S/D
WD 1072-705, WD 1364-2662, WD 14

PRIDGEN MICHAEL D/PRIDGEN MARIANNE E
422 NW CHARTER OAK GLN
LAKE CITY, FL 32055

**2026**

**29-2S-16-01777-131**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 9901 | AC/XFOB | |
| 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 |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

226 NW CHARTER OAK GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 72,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 72,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 72,000 |
| TOTAL JUST VALUE | 72,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 47,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051725 | Electrical Servic | 0 | 12/05/2024 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1562/2666 | 3/06/2026 | LE | U | I | 14 | 100 |
| GRANTOR: PRIDGEN MICHAEL D | | | | | | |
| GRANTEE: PRIDGEN MICHAEL D ( | | | | | | |
| 1557/71 | 12/15/2025 | WD | U | I | 37 | 90,000 |
| GRANTOR: THIGPEN SHARON DIANE | | | | | | |
| GRANTEE: PRIDGEN MICHAEL D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2023 | 2022 | | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 9901 | C | AC/XFOB | 0 | | A-3 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 02/19/2026 BY TP Total Acres: 8.20 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/08/2026 BY SYS