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

2027

29-2S-16-01777-131

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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	65,600
TOTAL MARKET VALUE	8,219
SOH/AGL Deduction	0
ASSESSED VALUE	8,219
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,219
TOTAL JUST VALUE	72,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,600

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	5500	A	TIMBER 2	0		A-3	0.00	0.00	2.20	AC		1.00	1.00	1.00	445.00	445.00	979							
2	5910	A	SWAMP/CYPRES	0					6.00	AC		1.00	1.00	1.00	40.00	40.00	240							
3	9910	M	MKT.VAL.AG	0					8.20	AC		1.00	1.00	1.00	8,000.00	8,000.00	65,600							

REVIEW DATE 02/19/2026 BY TP — Total Acres: 8.20 — Total Land Value: 1,219 — Market: 65,600 — Agricultural: 1,219 — Common: 0 — PRINTED 11/17/2026 BY SYS