

AKA LOT 9A OAK RIDGE S/D UNR: CO
SW1/4 OF SW1/4, N ALONG W R/W GW
395.94 FT, W 262.50 FT FOR POB,

WRIGHT ANDREA M
1253 NW DAKOTA GLN
LAKE CITY, FL 32055

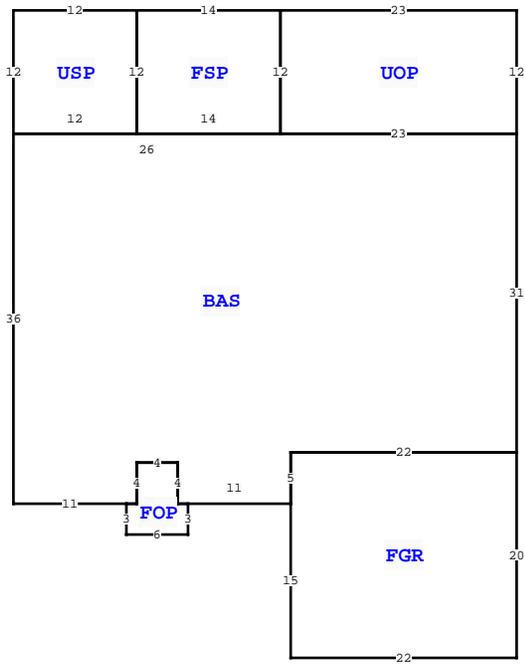
2026

30-3S-17-05867-017



ELEMENT		CD		CONSTRUCTION	
Exterior Wall	16	WD FR STUC	80		
Exterior Wall	19	COMMON BRK	20		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	90		
Interior Floor	15	HARDTILE	10		
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		
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	30317.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,638	100		1,638	128,537
FGR	440	55		242	18,990
FOP	34	30		10	784
FSP	168	40		67	5,258
UOP	276	20		55	4,316
USP	144	35		50	3,924
TOTALS	2,700			2,062	161,809

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2014								
				Heated Area: 1638			HX Base Yr 2014				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		161,809
TOTAL MARKET OB/XF VALUE		2,292
TOTAL LAND VALUE - MARKET		10,939
TOTAL MARKET VALUE		175,040
SOH/AGL Deduction		55,525
ASSESSED VALUE		119,515
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		68,104
TOTAL JUST VALUE		175,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2316	SFR	300	05/16/2002
00281			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1264/0223	10/29/2013	WD	U	I	18	94,000
GRANTOR: FV-I, INC IN TRUST FO						
GRANTEE: ANDREA M WRIGHT						
1264/0215	10/25/2013	QC	U	I	18	100
GRANTOR: MORGAN STANLEY MORTGA						
GRANTEE: FV-I, INC IN TRUST						

EXTRA FEATURES																
L N	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	696.00	UT	2.00	2.00	100	2002	2002	3	100	1,392	
2	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	800	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W23 FSP= N12 W14 USP= W12 S12 E12 N12\$ S12 E14\$ W26 S36 E11 FOP= S3 E6 N3 W1 N4 W4 S4 W1\$ E1 N4E4 S4 E11 FGR= S15 E22 N20 W22 S5\$ N5 E22 N31\$ UOP= N12 W23 S12 E23\$.	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-2	0.00	0.00	11,514.43	SF		1.00	1.00	1.00	0.95	0.95	10,939							