

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

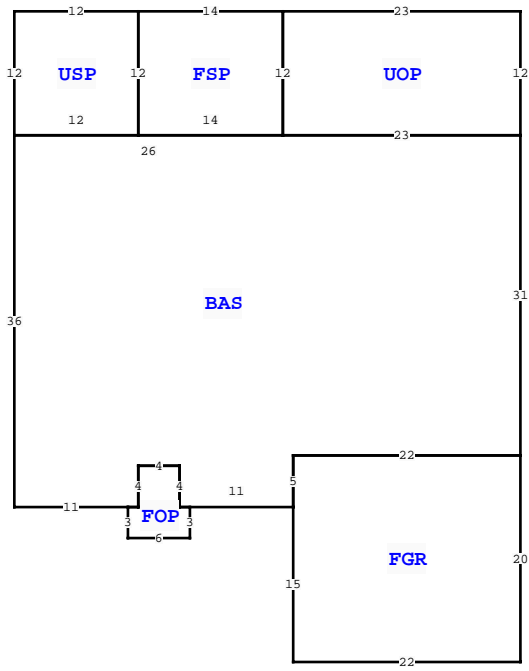
2026

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	126,282
FGR	440	55		242	18,657
FOP	34	30		10	771
FSP	168	40		67	5,166
UOP	276	20		55	4,240
USP	144	35		50	3,855
TOTALS	2,700			2,062	158,971

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,062	101.5299	113.71	234,470	2002	2002	0	0	32.20	67.80
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	158,971	
TOTAL MARKET OB/XF VALUE	2,292	
TOTAL LAND VALUE - MARKET	14,393	
TOTAL MARKET VALUE	175,656	
SOH/AGL Deduction	56,141	
ASSESSED VALUE	119,515	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	68,104	
TOTAL JUST VALUE	175,656	
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	

TOTAL OB/XF												2,292												
LAND DESCRIPTION																								
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	1.25	1.25	14,393							

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\$.	