LOTS 2,3,& 4 RIDGEWOOD MANOR.

WD 288-85, WD 994-2276, WD 1246-

CAMPUS USA CREDIT UNION
P O BOX 147029
GAINESVILLE, FL 32614

2026

31-3S-17-06219-000

BUILDING CHARACTERISTICS

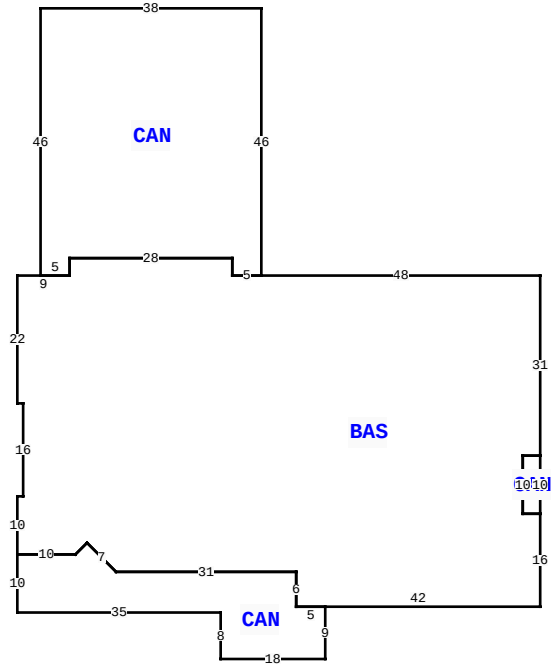
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	17	MSNRY STUC 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		11 100
Stories	1.	1. 100
Units		0 100
Quality	08	08
DOR CODE	2300	FINANCIAL BLDG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,830	100		4,830	575,890
CAN	30	30		9	1,073
CAN	536	30		161	19,196
CAN	1,664	30		499	59,497
TOTALS	7,060			5,499	655,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6200	04	5,499	144.0036	132.48	728,508	2013	2013	0	0	0	10.00	90.00

1 BANK 0% - 0 Heated Area: 4830 HX Base Yr



1658 W US HIGHWAY 90 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	655,657
TOTAL MARKET OB/XF VALUE	115,241
TOTAL LAND VALUE - MARKET	885,438
TOTAL MARKET VALUE	1,656,336
SOH/AGL Deduction	0
ASSESSED VALUE	1,656,336
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,656,336
TOTAL JUST VALUE	1,656,336
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,570,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31152	COMMERCIAL	4,655	06/19/2013
18379	REMODEL	130	06/11/2001
14480	COMMERCIAL	30	09/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1246/1028	12/17/2012	WD	Q	I	05	775,000

GRANTOR: ROBERT P & SHIRLEY E

GRANTEE: CAMPUS USA CREDIT U

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 CAN= N46 W38 S46 E5 N3 E28 S3 E5$ W5 N3 W28 S3 W9 S22 E1 S16 W1 S10 CAN= S10 E35 S8 E18 N9 W5 N6 W31 U5 L5 D2 L2 W10$ E10 R2 U2 R5 D5 E31 S6 E42 N16 CAN= N10 W3 S10 E3$ W3 N10 E3 N31$.

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	0260	PAVEMENT-A	0	0	0	0	36,325.00	UT	1.60	1.60	100	2013	2013	3	100	58,120	
2	0166	CONC,PAVMT	0	0	0	0	2,135.00	UT	2.00	2.00	100	2013	2013	3	100	4,270	
3	0168	PNEUMATIC	0	0	0	0	2.00	UT	15,000.00	15,000.00	100	2013	2013	3	100	30,000	
4	0253	LIGHTING	0	0	0	0	12.00	UT	1,500.00	1,500.00	100	2013	2013	3	100	18,000	
5	0164	CONC BIN	0	0	21	21	441.00	UT	11.00	11.00	100	2013	2013	3	100	4,851	

LAND DESCRIPTION

TOTAL OB/XF 115,241

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	2300	C	FINANCIAL	0		CG	0.00	0.00	93,204.00	SF		1.00	1.00	1.00	9.50	9.50	885,438							

REVIEW DATE 03/25/2026 BY JB Total Acres: 2.14 Total Land Value: 885,438 Market: 0 Agricultural: 0 Common: 885,438 PRINTED 06/22/2026 BY SYS