E 1/2 OF LOT 5 RIDGEWOOD MANOR S

520-500, 580-400, 582-262, LE 13

ACEMCD, LLC
3101 W US HIGHWAY 90, STE 201
LAKE CITY, FL 32055

2026

31-3S-17-06221-000

BUILDING CHARACTERISTICS

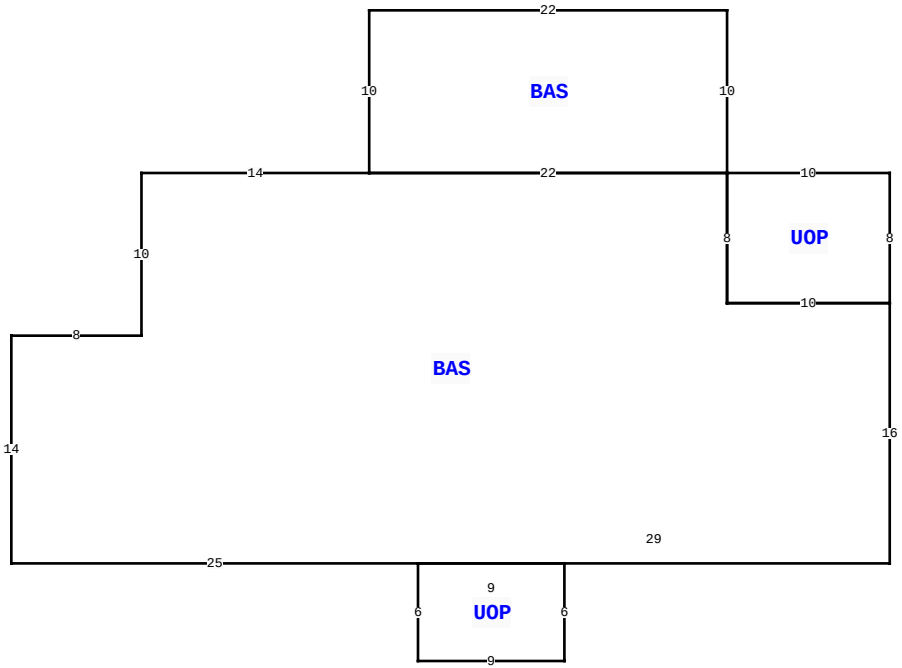
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
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	220	100		220	11,625
BAS	1,136	100		1,136	60,024
UOP	54	20		11	581
UOP	80	20		16	846
TOTALS	1,490			1,383	73,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,383	72.5800	81.29	112,424	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1356 HX Base Yr



188 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0210	GARAGE U	0	0	20	24	480.00	UT	5.00	5.00	100	1993	1993	3	100	2,400	
3	0263	PRCH,USP	0	0	20	20	400.00	UT	2.50	2.50	100	1993	1993	3	100	1,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	73,076
TOTAL MARKET OB/XF VALUE	4,100
TOTAL LAND VALUE - MARKET	45,375
TOTAL MARKET VALUE	122,551
SOH/AGL Deduction	0
ASSESSED VALUE	122,551
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,551
TOTAL JUST VALUE	122,551
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046126	Roof Replacement	8,000	12/16/2022
37288	PUMP/UTPOL	50	10/03/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1253	7/11/2022	WD	Q	I	01	105,000
GRANTOR: WRIGHT DEBRA HARRIS						
GRANTEE: ACEMCD, LLC						
1374/1546	12/18/2018	LE	U	I	11	0
GRANTOR: PATSY RUTH HARRIS ENH						
GRANTEE: DEBRA HARRIS WRIGHT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S10 W8 S14 E25 UOP= S6E9 N6 W9$ E29 N16 UOP= N8 W10 S8E10$ W10 N8 BAS= N10 W22 S10 E22$ W22$.

LAND DESCRIPTION

TOTAL OB/XF 4,100

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	0100	C	SFR	0		CG	110.00	150.00	16,500.00	SF		1.00	1.00	1.00	2.75	2.75	45,375							

REVIEW DATE 01/11/2023 BY JS Total Acres: 0.38 Total Land Value: 45,375 Market: 0 Agricultural: 0 Common: 45,375 PRINTED 06/22/2026 BY SYS