

EAST 200 FT OF LOT 6 RIDGEWOOD  
MANOR S/D. 809-1431, DC 909-  
1024,1025,1026, WD 1327-1773,

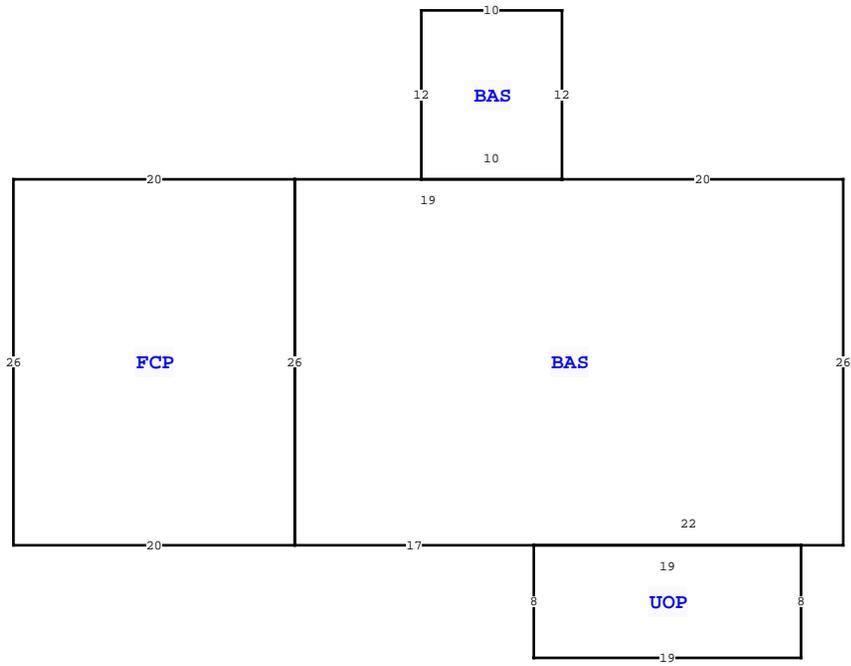
C A BOONE CONSTRUCTION INC  
P O BOX 3236  
LAKE CITY, FL 32056

**2026**

31-3S-17-06223-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	09	PINE WOOD 100	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 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	03	03	
DOR CODE	1700 OFFICE BLD 1STY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.050 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	120	100	
BAS	1,014	100	
FCP	520	25	
UOP	152	20	
TOTALS	1,806		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,294	50.4000	57.46	74,353	1935	1935	0	0	10	35.00	55.00
1 SINGLE FAM 0% - 0 Heated Area: 1134 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			109,670
TOTAL MARKET OB/XF VALUE			4,335
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			169,005
SOH/AGL Deduction			0
ASSESSED VALUE			169,005
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			169,005
TOTAL JUST VALUE			169,005
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22739	COMMERCIAL	190	01/27/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/2646	1/17/2018	WD	U	I	11	100
GRANTOR: JAMES F BOONE						
GRANTEE: C A BOONE CONSTRUCT						
1327/1773	12/16/2016	WD	Q	I	05	146,300
GRANTOR: EVACHEK'S TREE SERVIC						
GRANTEE: JAMES F BOONE						

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
1	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	2008	2008
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2008	2008
3	0140	CLFENCE 6	0	0	0	70.00	UT	6.50	6.50	100	2003	2003
4	0169	FENCE/WOOD	0	0	0	360.00	UT	7.50	7.50	40	2003	2003

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	1700	C	1STORY OFF	0		CG	110.00	200.00	22,000.00	SF		1.00	1.00	1.00	2.50	2.50	55,000							

