W 100 FT OF LOT 6 RIDGEWOOD MANOR S/D. ORB 445-611, 822-1309, QC 1264-2422, QCD 1319-

COX BRITTNEE M
177 SW SANDLIN AVE
LAKE CITY, FL 32025

2026

31-3S-17-06224-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

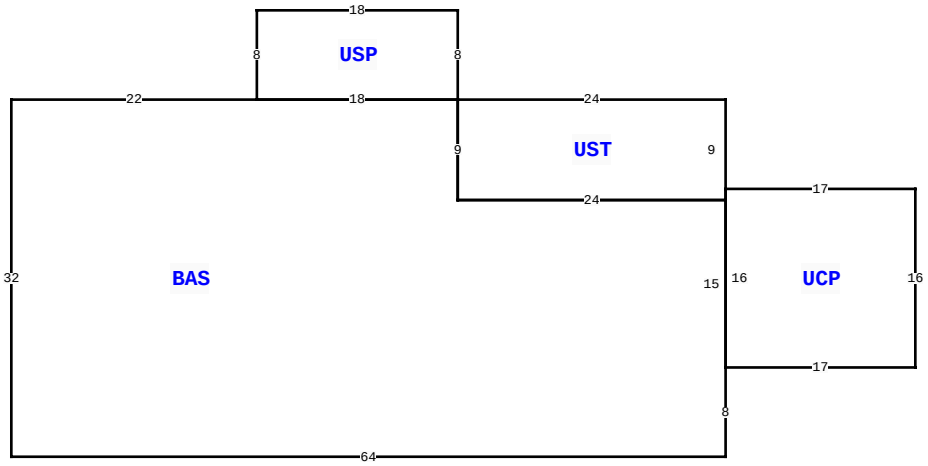
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,832	100		1,832	146,492
UCP	272	20		54	4,318
USP	144	35		50	3,998
UST	216	45		97	7,756
TOTALS	2,464			2,033	162,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,033	107.9100	123.02	250,100	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1832 HX Base Yr 2019



177 SW SANDLIN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		162,565
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		9,625
TOTAL MARKET VALUE		172,190
SOH/AGL Deduction		60,803
ASSESSED VALUE		111,387
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		59,976
TOTAL JUST VALUE		172,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1343/2231	8/30/2017	WD	Q	I	01	85,000
GRANTOR: BRIANNA L & WILLIAM R						
GRANTEE: BRITTNEE M COX						
1319/2418	6/16/2016	QC	U	I	11	100
GRANTOR: SONJA A MARKHAM (F/K/						
GRANTEE: SONJA A MARKHAM & W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S32 E64 N8 UCP= E17 N16 W17S16$N15 UST= N9W24 S9 E24$ W24 N9 USP= N8 W18 S8 E18$ W18$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100		CG	110.00	100.00	11,000.00	SF		1.00	1.00	0.50	1.75	0.88	9,625							

REVIEW DATE 08/24/2016 BY DF Total Acres: 0.25 Total Land Value: 9,625 Market: 0 Agricultural: 0 Common: 9,625 PRINTED 05/08/2026 BY SYS