LOT 8 & W 200 FT OF LOT 9 & W 20
RIDGEWOOD MANOR.

JB3 LLC
P O BOX 3236
LAKE CITY, FL 32056

2026

31-3S-17-06228-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

221 SW SANDLIN AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,629
TOTAL LAND VALUE - MARKET	70,506
TOTAL MARKET VALUE	80,135
SOH/AGL Deduction	0
ASSESSED VALUE	80,135
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,135
TOTAL JUST VALUE	80,135
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1435/870	4/19/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: BALDWIN PEGGY S						
1434/619	4/01/2021	WD	Q	I	01	120,000
GRANTOR: BALDWIN MARY FRANCES						
GRANTEE: JB3 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,400	
2	0060	CARPORT F	0	0	24	22	528.00	UT	5.00	5.00	100	1993	1993	3	100	2,640	
3	0294	SHED WOOD/	0	0	8	10	80.00	UT	7.50	7.50	100	1993	1993	3	100	600	
4	0296	SHED METAL	0	0	9	14	126.00	UT	5.00	5.00	30	1993	1993	3	30	189	
5	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 9,629

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	0700	C	MISC RES	0		CG	0.00	0.00	58,176.00	SF		1.00	1.00	0.50	1.75	0.88	50,904							
2	1001	C	MISC COMMERC	0		CG	0.00	0.00	17,424.00	SF		1.00	1.00	0.50	2.25	1.13	19,602							

REVIEW DATE 01/21/2021 BY JB Total Acres: 1.74 Total Land Value: 70,506 Market: 0 Agricultural: 0 Common: 70,506 PRINTED 05/08/2026 BY SYS