

LOT 14 RIDGEWOOD MANOR S/D. & CO
 14 RIDGE-WOOD MANOR S/D, RUN E 1
 FT, W 18 FT, N 122.39 FT TO POB.

WPG-LAKE CITY, LLC
 4211 W BOY SCOUT BLVD, SUITE 620
 TAMPA, FL 33607

2026

31-3S-17-06233-000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 122,846 TOTAL MARKET VALUE 122,846 SOH/AGL Deduction 71,304 ASSESSED VALUE 51,542 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 51,542 TOTAL JUST VALUE 122,846 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 218,067 LAND:5:1: 0.59 AC LAND:4:1: 0.47 AC LAND:3:1: 0.54 AC LAND:2:1: 0.50 AC																																																										
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																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1507/1911</td> <td>2/07/2024</td> <td>QC</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: LAKE CITY U AUTOMOTIV</td> </tr> <tr> <td colspan="7">GRANTEE: WPG-LAKE CITY LLC</td> </tr> <tr> <td>1507/1907</td> <td>2/07/2024</td> <td>WD</td> <td>Q</td> <td>I</td> <td>05</td> <td>3,300,000</td> </tr> <tr> <td colspan="7">GRANTOR: LAKE CITY U AUTOMOTIV</td> </tr> <tr> <td colspan="7">GRANTEE: WPG-LAKE CITY, LLC</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1507/1911	2/07/2024	QC	U	I	11	100	GRANTOR: LAKE CITY U AUTOMOTIV							GRANTEE: WPG-LAKE CITY LLC							1507/1907	2/07/2024	WD	Q	I	05	3,300,000	GRANTOR: LAKE CITY U AUTOMOTIV							GRANTEE: WPG-LAKE CITY, LLC						
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TOTALS EXTRA FEATURES 129 SW SISTERS WELCOME RD, LAKE CITY										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/12/2026 MLU																																																										
L N	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																																																														
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1	1000	C	VACANT COMME	0		CG	0.00	0.00	20,908.00	SF		1.00	1.00	1.25	2.75	3.44	71,871																																																													
2	1000	C	VACANT COMME	0		CI	0.00	0.00	0.50	LT		1.00	1.00	1.25	60,000.00	75,000.00	37,500																																																													
3	1000	C	VACANT COMME	0		CI	0.00	0.00	3,920.00	SF		1.00	1.00	1.25	2.75	3.44	13,475																																																													
																	REVIEW DATE 03/13/2024 BY TP Total Acres: 0.85 Total Land Value: 122,846 Market: 0 Agricultural: 0 Common: 122,846 PRINTED 06/22/2026 BY SYS																																																													