PART OF LOT 14, RIDGEWOOD MANOR
STRIP ALL DESC AS: COMM SW COR O
OF SW1/4 FOR POB, W 316.58 FT TO

SISTERS WELCOME PROPERTIES LLC
1468 SW MAIN BLVD, #105-305
LAKE CITY, FL 32025

2027

31-3S-17-06233-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	46,717
TOTAL MARKET VALUE	46,717
SOH/AGL Deduction	21,020
ASSESSED VALUE	25,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,697
TOTAL JUST VALUE	46,717
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/1024	2/23/2026	WD	U	V	11	100
GRANTOR: WPG-LAKE CITY, LLC						
GRANTEE: SISTERS WELCOME PRO						
1560/2514	2/17/2026	WD	U	V	37	75,000
GRANTOR: WPG-LAKE CITY, LLC						
GRANTEE: SISTERS WELCOME PRO						

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

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	1000	C	VACANT COMME	0		CG	0.00	0.00	16,988.00	SF		1.00	1.00	1.00	2.75	2.75	46,717							

REVIEW DATE 06/30/2026 BY TP Total Acres: 0.39 Total Land Value: 46,717 Market: 0 Agricultural: 0 Common: 46,717 PRINTED 11/17/2026 BY SYS