

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

2026

31-3S-17-06233-003



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 42,470 TOTAL MARKET VALUE 42,470 SOH/AGL Deduction 19,109 ASSESSED VALUE 23,361 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 23,361 TOTAL JUST VALUE 42,470 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE										
DOR CODE 1000 VACANT COMMERCIAL																	PERMIT NUM DESCRIPTION AMT ISSUED										
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												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 Q V 01 75,000 GRANTOR: WPG-LAKE CITY, LLC GRANTEE: SISTERS WELCOME PRO										
TOTALS																											
EXTRA FEATURES																	BUILDING NOTES BUILDING DIMENSIONS										
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											
																	BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE										
																	TOTAL OB/XF 0										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	2.50	2.50	42,470										
REVIEW DATE 03/13/2024 BY TP Total Acres: 0.39 Total Land Value: 42,470 Market: 0 Agricultural: 0 Common: 42,470 PRINTED 05/08/2026 BY SYS																											