LOT 15 RIDGEWOOD MANOR S/D.
429-363, WD 1063-1273, WD 1071-1

DRAWDY JENNY SCAFF LIVING TRUST DATED APRIL 9, 201
317 NW STREAMSIDE CT
LAKE CITY, FL 32055

2026

31-3S-17-06234-000

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

147 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0
TOTAL LAND VALUE - MARKET	81,463
TOTAL MARKET VALUE	81,463
SOH/AGL Deduction	0
ASSESSED VALUE	81,463
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,463
TOTAL JUST VALUE	81,463
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,058

LAND:1:1: 0.68 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/811	8/25/2022	WD	U	V	11	100
GRANTOR: DRAWDY JENNY SCAFF						
GRANTEE: DRAWDY JENNY SCAFF						
1384/0766	4/22/2019	PR	U	V	30	0
GRANTOR: J S DRAWDY, D H GOOLS						
GRANTEE: JENNY SCAFF DRAWDY						

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	100.00	296.00	29,623.00	SF		1.00	1.00	1.00	2.75	2.75	81,463							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.68 Total Land Value: 81,463 Market: 0 Agricultural: 0 Common: 81,463 PRINTED 06/22/2026 BY SYS