LOT 16 RIDGEWOOD MANOR S/D.
PB 790-1422, 791-2482, LE 844-28

DRAWDY J BRUCE LIVING TRUST DATED APRIL 9, 2019
317 NW STREAMSIDE CT
LAKE CITY, FL 32055

2026

31-3S-17-06235-000

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

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

165 SW SISTERS WELCOME RD, LAKE CITY

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	80,850
TOTAL MARKET VALUE	80,850
SOH/AGL Deduction	0
ASSESSED VALUE	80,850
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,850
TOTAL JUST VALUE	80,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,500

SALE:2:1: ORDER DETERMINING HOMESTEAD REAL PROPERT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/310	7/21/2023	WD	U	V	11	100
GRANTOR: DRAWDY JENNY SCAFF						
GRANTEE: DRAWDY J BRUCE LIVI						
1474/814	8/25/2022	WD	P	V	98	100
GRANTOR: DRAWDY JENNY SCAFF						
GRANTEE: DRAWDY J. BRUCE LIV						

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	294.00	29,400.00	SF		1.00	1.00	1.00	2.75	2.75	80,850							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.67 Total Land Value: 80,850 Market: 0 Agricultural: 0 Common: 80,850 PRINTED 06/22/2026 BY SYS