

LOTS 17 & 18 RIDGEWOOD MANOR S/D  
 LOT 17 & RUN E 18 FT, S 200 FT,  
 200 FT TO POB.

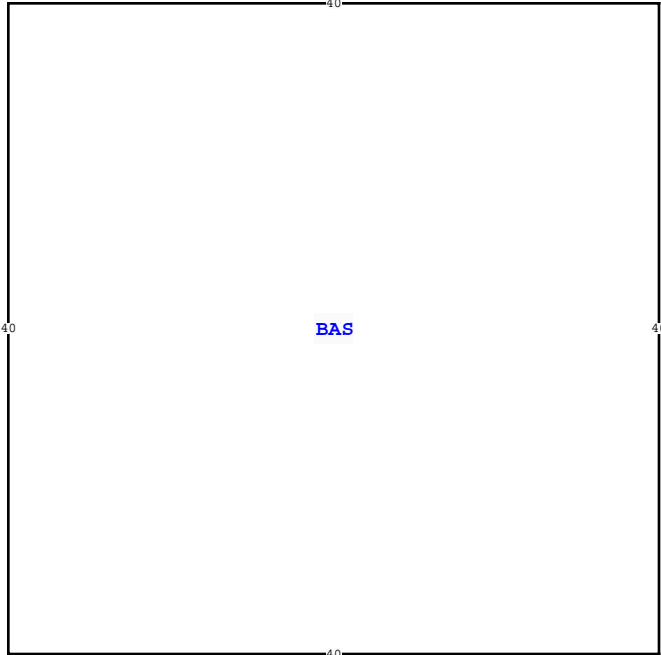
VYP, LLC  
 794 SW MANDIBI DR  
 LAKE CITY, FL 32024

**2026**

31-3S-17-06236-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		0 100	
Frame	05	STEEL 100	
Story Height		18 100	
RMS		0 100	
Stories	1.	1. 100	
Units		0 100	
Quality	04	04	
DOR CODE	4800 WAREHOUSE/DISTRB		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,600	100	
TOTALS	1,600		50,857

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
8701	06	1,600	94.5929	33.11	52,976	2019	2019	0	0	4.00	96.00		
3 PREF M B S 0% - 0 Heated Area: 1600 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		50,857	
TOTAL MARKET OB/XF VALUE		8,288	
TOTAL LAND VALUE - MARKET		136,180	
TOTAL MARKET VALUE		195,325	
SOH/AGL Deduction		0	
ASSESSED VALUE		195,325	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		195,325	
TOTAL JUST VALUE		195,325	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		182,945	
LAND:1:1: JOINS 2 OTHER LOTS			
LAND:2:1: 0.71 ACRES			
SALE:5:1: DID NOT INCL THE 18' X 100' STRIP ADJOIN			
BLDG:2:1: NO LIVING HERE-USED AS STORAGE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
40322	STORAGE	0	08/10/2020
35273	DEMOLISH	75	05/04/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1262/1435	10/03/2013	WD	U	I	12	130,000
GRANTOR: PEOPLES STATE BANK						
GRANTEE: JCP-VYP LLC						
1262/1433	9/23/2013	WD	U	I	12	100
GRANTOR: JAMES R MUNNS						
GRANTEE: PEOPLES STATE BANK						

EXTRA FEATURES																		
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	
1	0166	CONC, PAVMT	0	0	0	0	1,880.00	UT	2.00	2.00	100	2019	2019	3	100	3,760		
2	0060	CARPORT F	0	0	21	48	1,008.00	UT	3.50	3.50	100	2021	2020		100	3,528		
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000		
TOTALS														1,600		1,600	50,857	

BUILDING NOTES			
183 SW SISTERS WELCOME RD, LAKE CITY			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE			
LAND DATE			
AG DATE			
05/12/2026 MLU			

BUILDING DIMENSIONS													
BAS= W40 S40 E40 N40\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	4800	C	WAREHOUSE	0		CG	0.00	311.00	31,100.00	SF		1.00	1.00	0.80	2.75	2.20	68,420							
2	1000	C	VACANT COMME	0		RSF/MR	0.00	308.00	30,800.00	SF		1.00	1.00	0.80	2.75	2.20	67,760							