LOT 21 & 22 RIDGEWOOD MANOR S/D.
638-106, 830-236, LE 1497-336,

STAFFORD STEVEN K JR
263 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2027

31-3S-17-06241-000

BUILDING CHARACTERISTICS

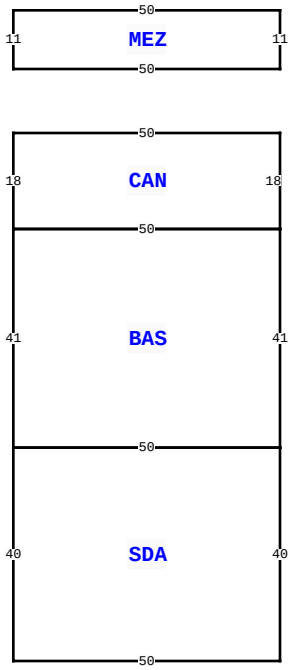
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	05	STEEL 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	1100	STORES/1 STORY
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
BAS	2,050	100		2,050	50,984
CAN	900	30		270	6,715
MEZ	550	20		110	2,736
SDA	2,000	185		3,700	92,019
TOTALS	5,500			6,130	152,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	6,130	109.0800	41.45	254,088	1997	1997	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 4050 HX Base Yr



263 SW SISTERS WELCOME RD, LAKE CITY

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

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
1	0166	CONC,PAVMT	0	0	0	0	9,790.00	UT	1.50	1.50	100	1997	1997	3	100	14,685	
2	0140	CLFENCE 6	0	0	0	0	650.00	UT	6.50	6.50	100	2003	2003	3	100	4,225	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	152,453
TOTAL MARKET OB/XF VALUE	18,910
TOTAL LAND VALUE - MARKET	142,915
TOTAL MARKET VALUE	314,278
SOH/AGL Deduction	0
ASSESSED VALUE	314,278
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,278
TOTAL JUST VALUE	314,278
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12420	COMMERCIAL	620	04/18/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/336	8/09/2023	LE	U	I	14	0
GRANTOR: STAFFORD STEVEN K JR						
GRANTEE: STAFFORD STEVEN K J						
0830/0236	10/29/1996	WD	U	V	35	56,000
GRANTOR: COLE-HARRIS LAND TRUS						
GRANTEE: STAFFORD						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= N18 W50 S18 E50$ BAS= W50 S41 SDA= S40 E50 N40 W50$E50 N41$ PTR= N30 MEZ= N11 W50 S11 E50$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 18,910

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	1100	C	STORE 1FLR	0		CI	0.00	0.00	57,166.00	SF		1.00	1.00	1.00	2.50	2.50	142,915							

REVIEW DATE 04/06/2016 BY CP Total Acres: 1.31 Total Land Value: 142,915 Market: 0 Agricultural: 0 Common: 142,915 PRINTED 11/16/2026 BY SYS