LOT 24 & 25 RIDGEWOOD MANOR S/D.
337-433, LE 798-1743, WD 1043-76

C A BOONE CONSTRUCTION INC
P O BOX 3236
LAKE CITY, FL 32056

2026

31-3S-17-06243-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

365 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	105,386
TOTAL MARKET VALUE	105,386
SOH/AGL Deduction	1,053
ASSESSED VALUE	104,333
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,333
TOTAL JUST VALUE	105,386
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1351/2646	1/17/2018	WD	U	I	11	100
GRANTOR: JAMES F BOONE						
GRANTEE: C A BOONE CONSTRUCT						
1334/0216	4/04/2017	WD	Q	I	01	112,000
GRANTOR: ALAKAY LLC						
GRANTEE: JAMES F BOONE						

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	0000	C	VAC RES	0		CG	200.00	281.00	56,206.00	SF		1.00	1.00	0.75	2.50	1.88	105,386							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 1.29 Total Land Value: 105,386 Market: 0 Agricultural: 0 Common: 105,386 PRINTED 06/22/2026 BY SYS