LOT 26 RIDGEWOOD MANOR S/D.
435-763, PB 828-712, 842-265, 84

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

2026

31-3S-17-06244-000

COLUMBIA COUNTY PROPERTY

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

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,853
TOTAL MARKET VALUE	54,853
SOH/AGL Deduction	548
ASSESSED VALUE	54,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,305
TOTAL JUST VALUE	54,853
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,368

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						
1334/0215	4/04/2017	WD	Q	V	01	23,000
GRANTOR: HUNTLEE INVESTMENTS						
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	110.00	266.00	29,255.00	SF		1.00	1.00	0.75	2.50	1.88	54,853							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.67 Total Land Value: 54,853 Market: 0 Agricultural: 0 Common: 54,853 PRINTED 06/22/2026 BY SYS