LOT 5 INDIAN RIDGE S/D PHS 1.
WD 1167-686, WD 1183-2552, WD 11

PRESHER WALTER JAMES/PRESHER REBECCA JILL
577 NW INDIAN RIDGE LN
LAKE CITY, FL 32055

2027

32-2S-16-01809-105

BUILDING CHARACTERISTICS

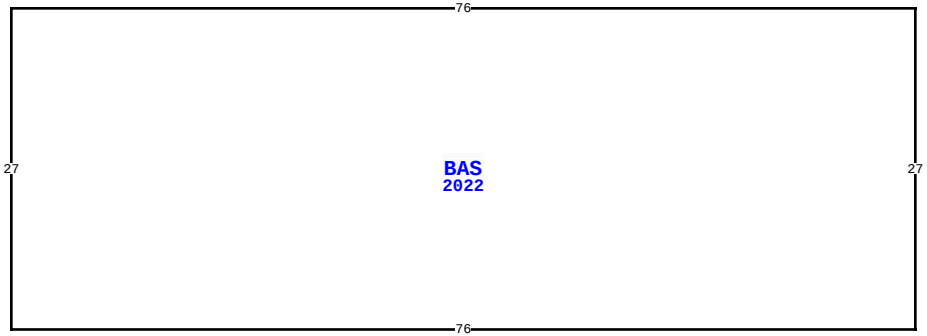
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	32216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2022	2,052	211,599
TOTALS	2,052			2,052	211,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,052	115.5000	110.88	227,526	2021	2021	0	0	0	7.00	93.00

1 MANUF 2 100% - 2022 Heated Area: 2052 HX Base Yr 2022



577 NW INDIAN RIDGE LN, LAKE CITY

BLD DATE		LGL DATE	05/18/2026 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		211,599
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		94,487
TOTAL MARKET VALUE		313,086
SOH/AGL Deduction		68,241
ASSESSED VALUE		244,845
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		193,434
TOTAL JUST VALUE		313,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055455	Electrical Servic		04/10/2026
000042798	Mobile Home		12/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/1501	9/13/2021	WD	Q	V	03	65,000
GRANTOR: WESTRIDGE INC						
GRANTEE: PRESHER WALTER JAME						
1210/1797	2/25/2011	WD	U	V	38	98,700
GRANTOR: HAROLD L SMITH						
GRANTEE: WESTRIDGE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=15,2] E76 S27 W76 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	9900	C	AC NON-AG	100		A-3	0.00	0.00	26.43	AC		1.00	1.00	0.65	5,500.00	3,575.00	94,487							

REVIEW DATE 01/04/2023 BY JD Total Acres: 26.43 Total Land Value: 94,487 Market: 0 Agricultural: 0 Common: 94,487 PRINTED 11/16/2026 BY SYS