

LOT 14 INDIAN RIDGE S/D PHS 1.  
WD 1173-701, WD 1177-2375, WD 11

MESSERVY JOSEPH  
189 NW TOMOKA CT  
LAKE CITY, FL 32055-7643

**2026**

32-2S-16-01809-114  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100 0 100
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
BAS	1,782	100	
TOTALS	1,782		1,782

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,782	116.5000	111.84	199,299	2018	2018	0	0	14.00	86.00	
1 MANUF 1			100% - 2023	Heated Area: 1782				HX Base Yr 2023				
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>27</p> <p>66</p> <p>BAS</p> <p>66</p> <p>27</p> </div>												
TOTALS	1,782		1,782	171,397								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		171,397	
TOTAL MARKET OB/XF VALUE		24,400	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		260,797	
SOH/AGL Deduction		30,011	
ASSESSED VALUE		230,786	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		179,375	
TOTAL JUST VALUE		260,797	
NCON VALUE		5,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		237,381	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053702	Generator		07/29/2025
000048596	Remodel	9,394	11/06/2023
000043162	Mobile Home		11/12/2021
36404	M H	616	03/02/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1386/0207	6/03/2019	WD Q	I	01		132,000
GRANTOR: KIMBERLY HODIL BOWEN						
GRANTEE: JOSEPH MESSERVY						
1386/0206	5/31/2019	WD U	I	11		100
GRANTOR: WESTRIDGE INC						
GRANTEE: KIMBERLY HODIL BOWE						

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	0296	SHED METAL	0	100	0	0		1.00	UT 3,200.00	100	2022	2021		100	3,200	
2	0296	SHED METAL	0	100	0	0		1.00	UT 2,800.00	100	2022	2021		100	2,800	
3	9945	Well/Sept	0	0	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0		1.00	UT 2,500.00	100	2022	2021		100	2,500	
5	9947	Septic	0	100	0	0		1.00	UT 3,000.00	100			3	100	3,000	
6	0252	LEAN-TO W/	0	100	0	0		1.00	UT 200.00	100	2022	2021		100	200	
7	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	100	2026	2025		95	5,700	

TOTAL OB/XF										24,400						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
						05/11/2026	MLU									

BUILDING NOTES									
BAS= W66 S27 E66 N27S.									

BUILDING DIMENSIONS									
BAS= W66 S27 E66 N27S.									

LAND DESCRIPTION										TOTAL OB/XF										24,400									
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	0200	C	MBL HM	100		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000												