LOT 22 INDIAN RIDGE S/D PHS 1.

WD 1177-2425,WD 1187-599, WD 118

HOLLON AARON
426 NW INDIAN RIDGE LN
LAKE CITY, FL 32055

2027

32-2S-16-01809-122

BUILDING CHARACTERISTICS

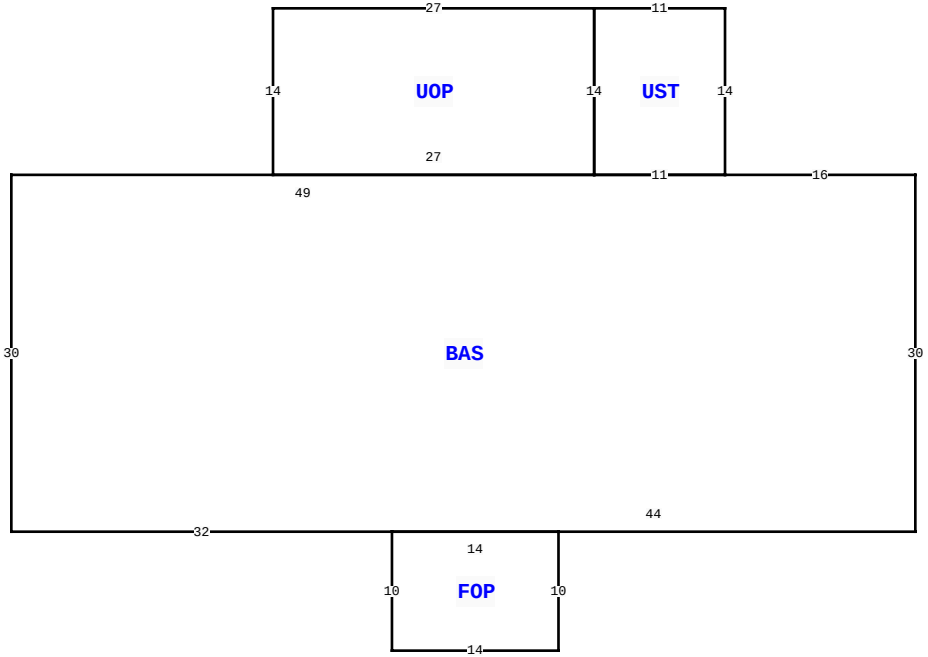
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	135,858
FOP	140	35		49	2,920
UOP	378	25		94	5,601
UST	154	45		69	4,111
TOTALS	2,952			2,492	148,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,492	116.5000	108.34	269,983	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 2280 HX Base Yr 2019



426 NW INDIAN RIDGE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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	0296	SHED METAL	0	100	24	25	600.00	UT	11.00	11.00	100	2010	2010	3	100	6,600	
2	0166	CONC,PAVMT	0	100	11	24	264.00	UT	2.25	2.25	100	2010	2010	3	100	594	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
7	0080	DECKING	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2027	2026		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		148,491
TOTAL MARKET OB/XF VALUE		16,994
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		230,485
SOH/AGL Deduction		87,430
ASSESSED VALUE		143,055
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		86,644
TOTAL JUST VALUE		230,485
NCON VALUE		1,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046508	Roof Replacement	12,607	02/13/2023
28488	M H	539	04/15/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/2194	4/17/2026	WD	Q	I	01	289,000
GRANTOR: BARNES RANDAL						
GRANTEE: HOLLON AARON						
1350/0544	12/20/2017	WD	Q	I	01	138,000
GRANTOR: DAVID W & CYNTHIA S D						
GRANTEE: RANDAL & LAURIE BAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UST= N14 W11 S14 E11$ W11 UOP= N14 W27 S14 E27$ W49 S30 E32 FOP= S10 E14 N10 W14$ E44 N30$.

LAND DESCRIPTION

TOTAL OB/XF 16,994

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	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							

REVIEW DATE 08/26/2026 BY TP Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS