

LOT 23 INDIAN RIDGE S/D PHS 1.
WD 1179-863, WD 1186-1700, WD 12

PELLETIER MARTHA CECILIA
318 NW INDIAN RIDGE LN
LAKE CITY, FL 32055

2026

32-2S-16-01809-123
3

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	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
BAS	1,976	100	
TOTALS	1,976		1,976

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2020		216,056	2015	2015	0	0	21.00	79.00
				Heated Area: 1976			HX Base Yr 2020				
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>76</p> <p>26</p> <p>BAS</p> <p>26</p> <p>76</p> </div>											
TOTALS	1,976		1,976	170,684							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			170,684
TOTAL MARKET OB/XF VALUE			31,200
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			246,884
SOH/AGL Deduction			73,101
ASSESSED VALUE			173,783
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			122,372
TOTAL JUST VALUE			246,884
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			249,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40155	ELECTRICAL	0	07/15/2020
32888	M H	563	04/21/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/2046	2/24/2023	WD	U	I	34	100
GRANTOR: WESTRIDGE, INC						
GRANTEE: PELETIER MARTHA CEC						
1405/0265	3/20/2015	AG	U	V	21	45,000
GRANTOR: WESTRIDGE INC						
GRANTEE: MARTHA CECILIA PELL						

EXTRA FEATURES		318 NW INDIAN RIDGE LN, LAKE CITY														
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	0210	GARAGE U	0	100	0	0		1.00	0.00	100	2018	2018	3	100	4,200	
2	0296	SHED METAL	0	100	0	0		1.00	0.00	100	2019	2019	3	100	600	
3	9945	Well/Sept	0	100	0	0		1.00	7,000.00	100			3	100	7,000	
4	0166	CONC, PAVMT	0	100	0	0		1.00	0.00	100	2019	2019	3	100	5,000	
5	0020	BARN, FR	0	100	0	0		1.00	10,000.00	100	2021	2020		100	10,000	
6	0169	FENCE/WOOD	0	100	0	0		1.00	1,000.00	100	2023	2022		100	1,000	
7	0294	SHED WOOD/	0	100	0	0		1.00	400.00	100	2023	2022		100	400	
8	0296	SHED METAL	0	100	0	0		1.00	3,000.00	100	2023	2022		100	3,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2025	MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W76 S26 E76 N26\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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	45,000.00	45,000.00	45,000							