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

2027

32-2S-16-01809-123

BUILDING CHARACTERISTICS

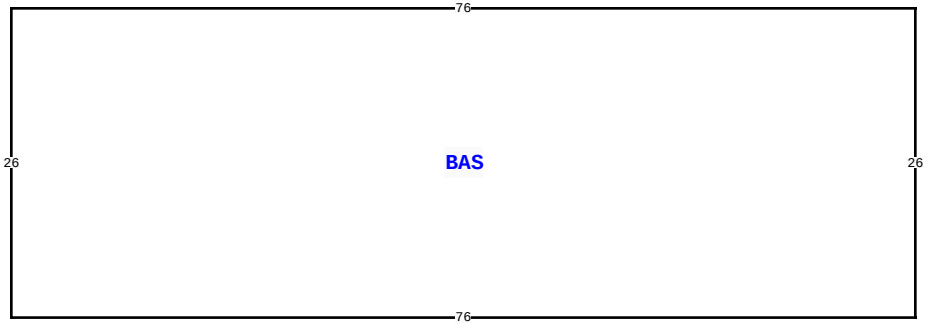
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100		1,976	165,361
TOTALS	1,976			1,976	165,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,976	113.9000	105.93	209,318	2015	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2020 Heated Area: 1976 HX Base Yr 2020



318 NW INDIAN RIDGE LN, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 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	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	4,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,000	
5	0020	BARN,FR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2021	2020		100	10,000	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
8	0296	SHED METAL	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		165,361
TOTAL MARKET OB/XF VALUE		31,200
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		261,561
SOH/AGL Deduction		82,565
ASSESSED VALUE		178,996
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,585
TOTAL JUST VALUE		261,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,340

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S26 E76 N26$.

LAND DESCRIPTION

TOTAL OB/XF 31,200

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 10/25/2021 BY JB Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS