

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

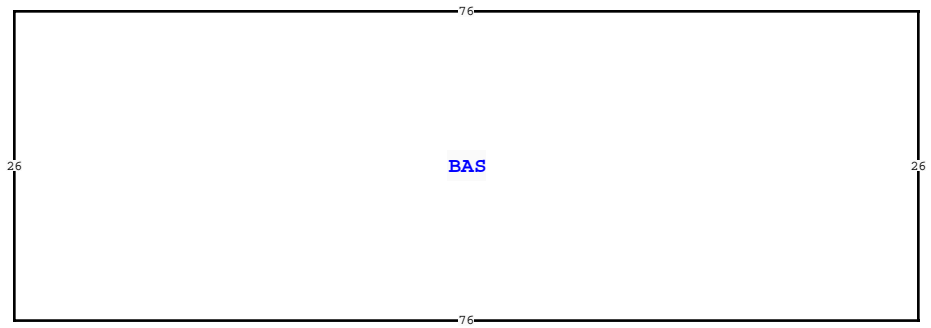
PELLETIER MARTHA CECILIA
318 NW INDIAN RIDGE LN
LAKE CITY, FL 32055

2026

32-2S-16-01809-123

BUILDING CHARACTERISTICS	
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2021	02	1,976	113.9000	107.07	211,570	2015	2015	0	0	21.00	79.00	
1 MANUF 1			100% - 2020	Heated Area: 1976				HX Base Yr 2020				



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	167,140
TOTALS	1,976			1,976	167,140

318 NW INDIAN RIDGE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026
INC DATE		AG DATE	MLU

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	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	

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	65,000.00	65,000.00	65,000								

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	167,140			
TOTAL MARKET OB/XF VALUE	31,200			
TOTAL LAND VALUE - MARKET	65,000			
TOTAL MARKET VALUE	263,340			
SOH/AGL Deduction	89,557			
ASSESSED VALUE	173,783			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	122,372			
TOTAL JUST VALUE	263,340			
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						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W76 S26 E76 N26\$.