LOT 24 INDIAN RIDGE S/D PHS 1.
WD 1172-1510, WD 1201-2316, WD 1

PELLETIER JAVIER
318 NW INDIAN RIDGE LN
LAKE CITY, FL 32055

2026

32-2S-16-01809-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

226 NW INDIAN RIDGE LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	49,000
SOH/AGL Deduction	0
ASSESSED VALUE	49,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,000
TOTAL JUST VALUE	49,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/857	10/06/2022	WD	Q	V	01	75,000
GRANTOR: WESTRIDGE INC						
GRANTEE: PELLETIER JAVIER						
1201/2316	9/13/2010	WD	U	V	38	49,400
GRANTOR: HOE TRIEU & CHRISTINA						
GRANTEE: WESTRIDGE INC						

BUILDING NOTES

BUILDING DIMENSIONS

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	9901	C	AC/XFOB	0		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/16/2023 BY CP Total Acres: 5.01 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 05/08/2026 BY SYS