

LOT 25 INDIAN RIDGE S/D PHS 1.  
 WD 1178-2439, WD 1201-2318, WD 1

WESTRIDGE INC  
 P O BOX 1733  
 LAKE CITY, FL 32056

**2026**

32-2S-16-01809-125  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 45,000 TOTAL MARKET VALUE 45,000 SOH/AGL Deduction 0 ASSESSED VALUE 45,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 45,000 TOTAL JUST VALUE 45,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 45,000																							
																				PERMIT NUM DESCRIPTION AMT ISSUED																							
																				<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1237/0960 6/18/2012 WD U V 12 49,200 GRANTOR: TUYET MCRAE GRANTEE: WESTRIDGE INC 1213/0802 4/14/2011 WD Q V 01 51,000 GRANTOR: WESTRIDGE INC GRANTEE: TUYET MCRAE																							
																				<b>BUILDING NOTES</b>																							
																				<b>BUILDING DIMENSIONS</b>																							
DOR CODE 0000 VACANT MAP NUM MKT AREA 03 NEIGHBORHOOD/LOC 32216.010 1.00/										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE 04/14/2025 MLU AG DATE																							
<b>EXTRA FEATURES</b>										<b>TOTAL OB/XF</b> 0										<b>LAND DESCRIPTION</b>																							
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	L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	0000	C	VAC RES	0		A-3	0.00	0.00	1.00	LT	1.00	1.00	1.00		45,000.00																												
REVIEW DATE 04/14/2025 BY MLU Total Acres: 5.01 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 05/08/2026 BY SYS																																											