

BEG AT NE COR OF LOT 4 INDIAN RI
S 34.01 FT, RUN E'RLY ON SLIGHTL
TOTAL DIST OF 1021.31 FT CONT N

WESTRIDGE INC
P O BOX 1733
LAKE CITY, FL 32056

2026

32-2S-16-01810-101


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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 3,360 TOTAL MARKET VALUE 3,360 SOH/AGL Deduction 434 ASSESSED VALUE 2,926 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,926 TOTAL JUST VALUE 3,360 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 2,660											
																				PERMIT NUM DESCRIPTION AMT ISSUED 											
																				SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICE 0990/0737 7/31/2003 WD Q V 02 202,600 GRANTOR: JOSEPH R BRADY (LO) GRANTEE: WESTRIDGE INC (FOR											
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/08/2026 MLU											
L	OB/XF	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														
										LAND DESCRIPTION										TOTAL OB/XF 0											
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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				0.00	0.00	1.40	AC		1.00	1.00	0.20	12,000.00	2,400.00	3,360													
REVIEW DATE 05/08/2026 BY MLU Total Acres: 1.40 Total Land Value: 3,360 Market: 0 Agricultural: 0 Common: 3,360 PRINTED 06/19/2026 BY SYS																															