

COMM SW COR OF NE1/4 OF NW1/4, R  
 FOR POB, RUN N 1323.01 FT, E 495  
 1322.72 FT, W 496.01 FT TO POB E

PRIDGEN MICHAEL D/PRIDGEN MARIANNE E  
 422 NW CHARTER OAK GLN  
 LAKE CITY, FL 32055

2026

33-2S-16-01816-003



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 4,000 TOTAL LAND VALUE - MARKET 65,260 TOTAL MARKET VALUE 8,468 SOH/AGL Deduction 1,321 ASSESSED VALUE 7,147 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 7,147 TOTAL JUST VALUE 69,260 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 69,260											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1541/667 5/27/2025 LE U I 14 100 GRANTOR: PRIDGEN MICHAEL D GRANTEE: PRIDGEN MICHAEL D ( 1337/0636 5/17/2017 TR U V 11 100 GRANTOR: HELEN JANE PRIDGEN TR GRANTEE: MICHAEL D & MARIANN											
DOR CODE 5500										TIMBERLAND 80-89																					
MAP NUM										MKT AREA 03																					
NEIGHBORHOOD/LOC 33216.00										1.00/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										BLD DATE										LGL DATE											
EXTRA FEATURES										XF DATE										LAND DATE 04/11/2025 MLU											
										INC DATE										AG DATE 07/11/2022 SPF											
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	9946	Well	0 0	0 0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																	
LAND DESCRIPTION										TOTAL OB/XF 4,000																					
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	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.04	AC		1.00	1.00	1.00	445.00	445.00	4,468														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.04	AC		1.00	1.00	1.00	6,500.00	6,500.00	65,260														
REVIEW DATE 04/11/2018 BY KR Total Acres: 10.04 Total Land Value: 4,468 Market: 65,260 Agricultural: 4,468 Common: 0 PRINTED 05/08/2026 BY SYS																															