

COMM SW COR OF NE1/4 OF NW1/4, E  
POB, N 440.38 FT, E 495.97 FT, S  
496.01 FT TO POB.

PRIDGEN PATRICK C/PRIDGEN ASHTON E  
439 NW PROCTOR GLN  
LAKE CITY, FL 32055

2026

33-2S-16-01816-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	33216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	2026
TOTALS	1,404		1,404

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	100%	-	2026						
Heated Area: 1404						HX Base Yr 2026					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS</span> 2026         </div>											
BLD DATE						LGL DATE					
XF DATE						LAND DATE	05/11/2026	MLU			
INC DATE						AG DATE	07/11/2022	SPF			

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			150,814
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			54,180
TOTAL MARKET VALUE			168,603
SOH/AGL Deduction			0
ASSESSED VALUE			168,603
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			117,192
TOTAL JUST VALUE			211,994
NCON VALUE			157,814
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			35,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052229	Mobile Home		01/31/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/934	11/27/2024	QC	U	V	11	100
GRANTOR: PRIDGEN MICHAEL D						
GRANTEE: PRIDGEN PATRICK C						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=19,12] E52 S27 W52 N27 \$	

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	9945	Well/Sept	0	100	0	0			7,000.00	100	2026	2025		100	7,000	

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.02	AC		1.00	1.00	1.00	445.00	445.00	1,789							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,180							
3	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							