LOT 3 BLOCK B CYPRESS LAKE S/D.

ORB 741-1714, 780-939, 867-2032,

DICKS ANDREW J
206 SW RIDGEVIEW PL
LAKE CITY, FL 32024

2027

33-3S-16-02434-020

BUILDING CHARACTERISTICS

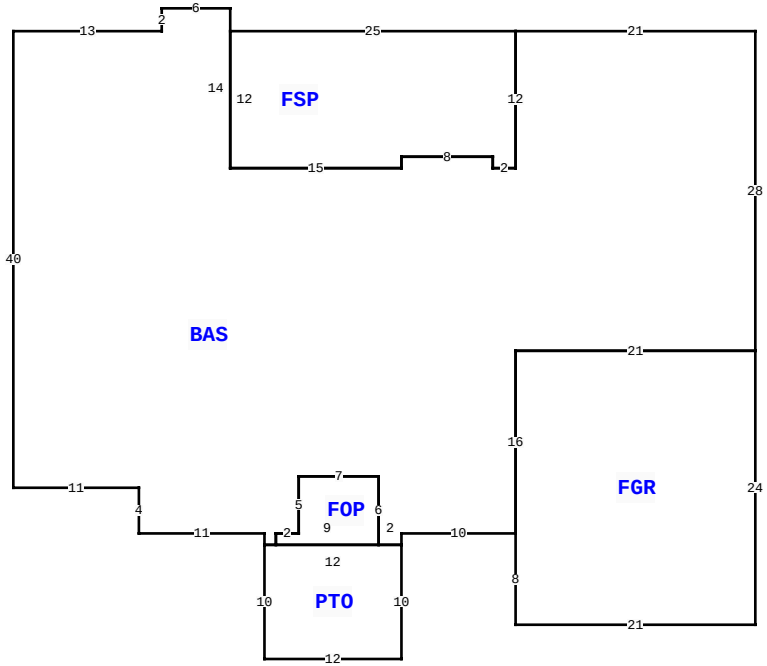
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,168	100		2,168	200,094
FGR	504	55		277	25,566
FOP	44	30		13	1,200
FSP	292	40		117	10,799
PTO	120	5		6	554
TOTALS	3,128			2,581	238,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,581	121.5984	133.76	345,235	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 1999 Heated Area: 2168 HX Base Yr 1999



206 SW RIDGEVIEW PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	2,980.00	UT	1.50	1.50	100	1994	1994	3	100	4,470	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	0	502.00	UT	1.50	1.50	100	1995	1995	3	100	753	
4	0282	POOL ENCL	0	100	0	0	850.00	UT	15.00	15.00	100	1995	1995	3	40	5,100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		238,212
TOTAL MARKET OB/XF VALUE		24,659
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		297,871
SOH/AGL Deduction		81,778
ASSESSED VALUE		216,093
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		164,682
TOTAL JUST VALUE		297,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,198

SALE:3:1: LOT 3, BLOCK B, CYPRESS LAKE

SALE:2:1: LOT 3 BLK B CYPRESS LAKE

LAND:1:1: DOR 1994

SALE:1:1: LOT 3 BLOCK B

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049620	Roof Replacement	20,000	04/15/2024
10314	POOL	70	10/13/1995
8003	SFR	67,000	01/25/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0867/2032	10/20/1998	WD	Q	I		150,000
GRANTOR: WALLACE						
GRANTEE: DICKS & MOZO (HUSBA						
0780/0939	9/24/1993	WD	Q	V		17,500
GRANTOR: VANDERPLOEG						
GRANTEE: GREGORY WALLACE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= W25 S12 E15 N1E8 S1 E2 N12$ S12 W2 N1 W8 S1 W15 N14 W6 S2 W13 S40 E11 S4 E11 S1 PTO= S10 E12 N10 W12$ E1 FOP= E9 N6 W7 S5 W2 S1$ N1E2 N5 E7 S6 E2 N1 E10 FGR= S8 E21 N24 W21 S16 $ N16 E21 N28$.

LAND DESCRIPTION

TOTAL OB/XF 24,659

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	0100	C	SFR	100		RSF-1	203.00	210.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/20/2023 BY JB Total Acres: 0.98 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS