LOT 4 CYPRESS LAKE PHASE 2.

735-405, 740-1777, WD 994-2658,

BURKE JAMES W/BURKE JEANNE M
395 SW RIDGEVIEW PL
LAKE CITY, FL 32024

**2027**

**33-3S-16-02434-104**

## BUILDING CHARACTERISTICS

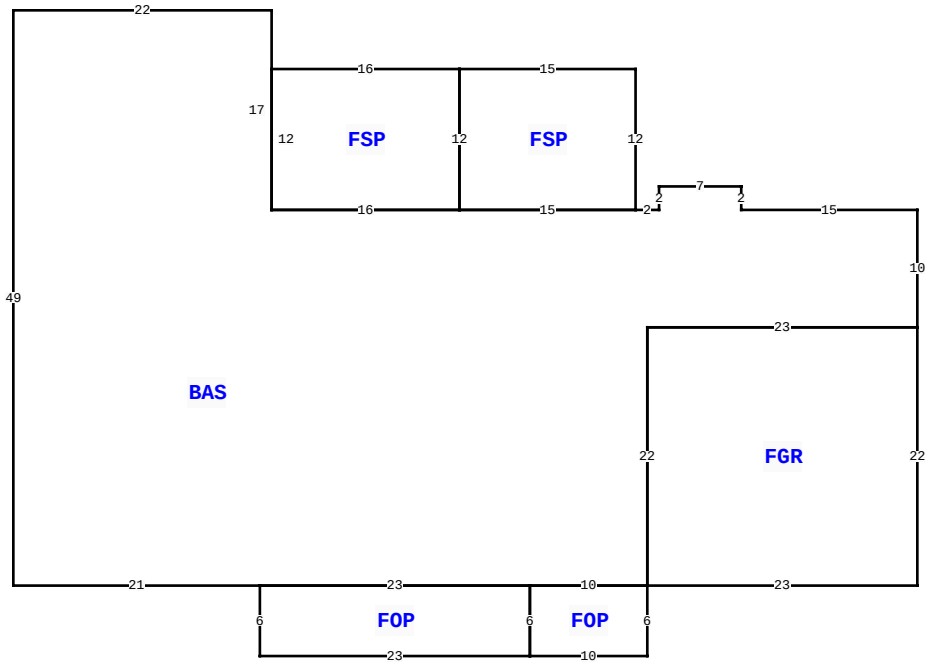
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 05 | AVERAGE 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| 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 | 2,346 | 100 | | 2,346 | 284,212 |
| FGR | 506 | 55 | | 278 | 33,679 |
| FOP | 60 | 30 | | 18 | 2,181 |
| FOP | 138 | 30 | | 41 | 4,967 |
| FSP | 180 | 40 | | 72 | 8,722 |
| FSP | 192 | 40 | | 77 | 9,328 |
| TOTALS | 3,422 | | | 2,832 | 343,090 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,832 | 126.4494 | 139.09 | 393,903 | 1991 | 2013 | 0 | 0 | 0 | 12.90 | 87.10 |

1 SINGLE FAM 100% - 2021 Heated Area: 2346 HX Base Yr 2021




395 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 | 17 | 18 | 306.00 | UT | 2.00 | 2.00 | 100 | 0 | 0 | 3 | 100 | 612 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 97 | 10 | 970.00 | UT | 2.00 | 2.00 | 100 | 0 | 0 | 3 | 100 | 1,940 | |
| 3 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,800 | |
| 5 | 0280 | POOL R/CON | 0 | 100 | 8 | 13 | 104.00 | UT | 70.00 | 70.00 | 100 | 2015 | 2015 | 3 | 79 | 5,751 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 343,090 |
| TOTAL MARKET OB/XF VALUE | | 12,103 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 390,193 |
| SOH/AGL Deduction | | 65,565 |
| ASSESSED VALUE | | 324,628 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 273,217 |
| TOTAL JUST VALUE | | 390,193 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 396,433 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 32662 | POOL | 200 | 02/03/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1418/1138 | 8/31/2020 | WD | Q | I | 01 | 340,000 |
| GRANTOR: SUSAN R HALL | | | | | | |
| GRANTEE: JAMES W & JEANNE M | | | | | | |
| 1271/2208 | 3/28/2014 | WD | Q | I | 01 | 245,000 |
| GRANTOR: BLAKE LINDE 11 & DEBO | | | | | | |
| GRANTEE: SUSAN R HALL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W15 N2 W7 S2 W2 FSP= N12 W15 S12 E15$ W15 FSP= N12 W16 S12 E16$ W16 N17 W22 S49 E21 FOP= S6 E23 N6 W23$ E23 FOP= S6 E10 N6 W10$ E10 FGR= E23 N22 W23 S22$ N22 E23 N10$.

## LAND DESCRIPTION

TOTAL OB/XF 12,103

| 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 | 180.00 | 215.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 06/16/2023 BY KS Total Acres: 0.89 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS