LOT 9 CYPRESS LAKE PHASE 2.

ORB 809-1042, WD 1028-2835, WD 1

NICHOLSON CHARLES C/NICHOLSON KIMBERLY R
408 SW RIDGEVIEW PL
LAKE CITY, FL 32024

2027

33-3S-16-02434-109

BUILDING CHARACTERISTICS

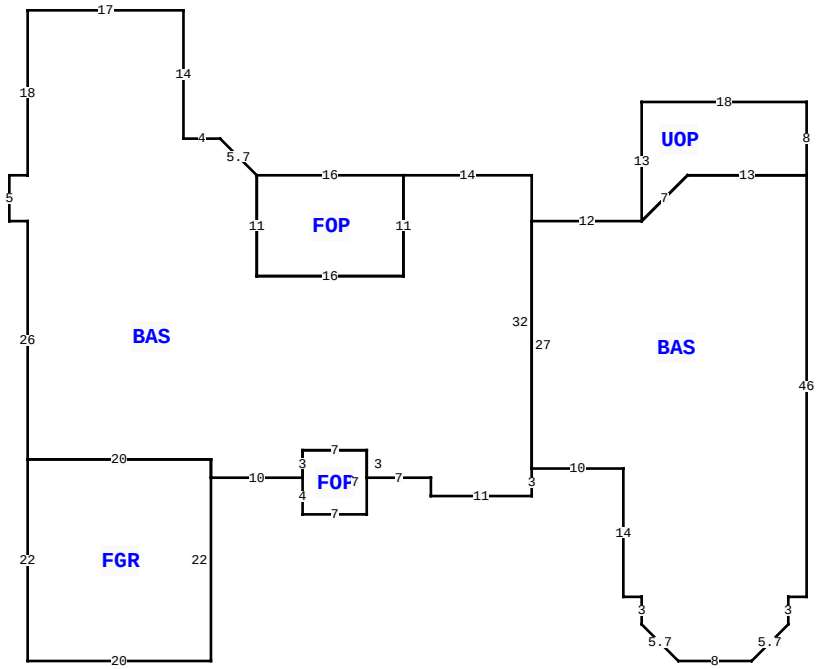
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,264	100		1,264	101,714
BAS	1,940	100		1,940	156,112
FGR	440	55		242	19,474
FOP	49	30		15	1,207
FOP	176	30		53	4,265
UOP	157	20		31	2,495
TOTALS	4,026			3,545	285,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,545	112.5465	123.80	438,871	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 3204 HX Base Yr



408 SW RIDGEVIEW PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	285,266
TOTAL MARKET OB/XF VALUE	21,360
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	341,626
SOH/AGL Deduction	0
ASSESSED VALUE	341,626
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	341,626
TOTAL JUST VALUE	341,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	346,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24095	ADDN SFR	388	01/30/2006
10399	POOL	85	11/01/1995
10133	SFR	62,000	08/30/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1251/1875	3/21/2013	WD	U	I	12	190,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: CHARLES C & KIMBERL						
1248/2367	1/11/2013	WD	U	I	12	189,000
GRANTOR: JOANNA P & FREDERICK						
GRANTEE: FIRST FEDERAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= W16 S11 E16 N11$ S11 W16 N11 U4 L4 W4 N14 W17 S18 W2 S5 E2 S26 FGR= S22 E20 N22 W20$ E20 S2 E10 FOP= S4 E7 N7 W7 S3$ N3 E7 S3 E7 S2 E11 N3 BAS= E10 S14 E2 S3 R4 D4 E8 U4 R4 N3 E2 N46 UOP= N8 W18 S13 R5 U5 E13$ W13 D5 L5 W12 S27$ N32$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0280	POOL R/CON	0	0	26	14	364.00	UT	70.00	70.00	100	1995	1995	3	40	10,192	
3	0166	CONC,PAVMT	0	0	0	0	2,296.00	UT	2.00	2.00	100	1995	1995	3	100	4,592	
4	0080	DECKING	0	0	0	0	672.00	UT	8.00	8.00	100	2006	2006	3	100	5,376	

LAND DESCRIPTION

TOTAL OB/XF 21,360

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	0		RSF-1	190.00	219.00	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: 0.96 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS