

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	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	128.30	454,824	1995	1995	0	0	35.00	65.00

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		295,636	
TOTAL MARKET OB/XF VALUE		21,360	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		351,996	
SOH/AGL Deduction		0	
ASSESSED VALUE		351,996	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		351,996	
TOTAL JUST VALUE		351,996	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		346,811	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100		1,264	105,411
BAS	1,940	100		1,940	161,786
FGR	440	55		242	20,182
FOP	49	30		15	1,251
FOP	176	30		53	4,420
UOP	157	20		31	2,585

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

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	0190	FPLC PF	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	364.00	UT	70.00	70.00	100	1995	1995	3	40	10,192	
3	0166	CONC, PAVMT	0	0	0	2,296.00	UT	2.00	2.00	100	1995	1995	3	100	4,592	
4	0080	DECKING	0	0	0	672.00	UT	8.00	8.00	100	2006	2006	3	100	5,376	

TOTAL OB/XF												21,360							
408 SW RIDGEVIEW PL, LAKE CITY																			
												BLD DATE		LGL DATE		04/03/2025			MLU
												XF DATE		LAND DATE					
												INC DATE		AG DATE					

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\$.											

LAND DESCRIPTION												TOTAL OB/XF												21,360				
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	0100	C	SFR	0		RSF-11	190.00	219.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000											