COMM NW COR OF SEC 36, THENCE
RUN ALONG N LINE OF SEC, EAST
767.53 FT TO POB, CONT ALONG

LANE DUSTIN/LANE LAURIE
665 NW MISSION RIDGE CT
LAKE CITY, FL 32055

2027

36-3S-16-02611-032

BUILDING CHARACTERISTICS

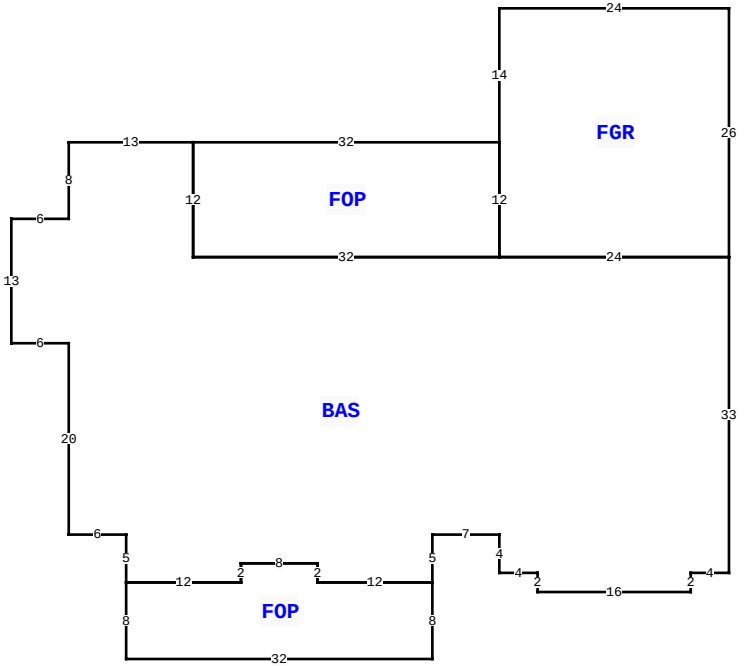
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,507	100		2,507	313,548
FGR	624	55		343	42,899
FOP	272	30		82	10,256
FOP	384	30		115	14,383
TOTALS	3,787			3,047	381,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,047	118.4370	130.28	396,963	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 2022 Heated Area: 2507 HX Base Yr



665 NW MISSION RIDGE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	381,084
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	90,450
TOTAL MARKET VALUE	474,534
SOH/AGL Deduction	0
ASSESSED VALUE	474,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	474,534
TOTAL JUST VALUE	474,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	481,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40373	SFR	0	08/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/0351	5/05/2020	WD	Q	V	01	95,000

GRANTOR: RICHARD C COLE & JANI

GRANTEE: DUSTIN & LAURIE LAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=50,20] S8 W6 S13 E6 S20 E6 S5 E12 N2 E8 S2 E12 N5 E7 S4 E4 S2 E16 N2 E4 N33 W24 W32 N12 W13 $
FGR=[ORIG=95,6] S14 S12 E24 N26 W24 $
FOP=[ORIG=63,20] S12 E32 N12 W32 $
FOP=[ORIG=56,66] S8 E32 N8 W12 N2 W8 S2 W12 $
.

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	2022	2021		100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	600.00	UT	3.00	3.00	100	2022	2021		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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		00	0.00	0.00	10.05	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,450							

REVIEW DATE 07/11/2023 BY KS Total Acres: 10.05 Total Land Value: 90,450 Market: 0 Agricultural: 0 Common: 90,450 PRINTED 11/17/2026 BY SYS