E1/2 OF NE1/4 OF NW1/4 OF NW 1/4

376-709, DC 1200-2383, PB 1452-2

BERRY SHAWN W/BERRY NANCY E
111 SW RIDDLE LN
LAKE CITY, FL 32024

2025

04-4S-16-02772-034

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

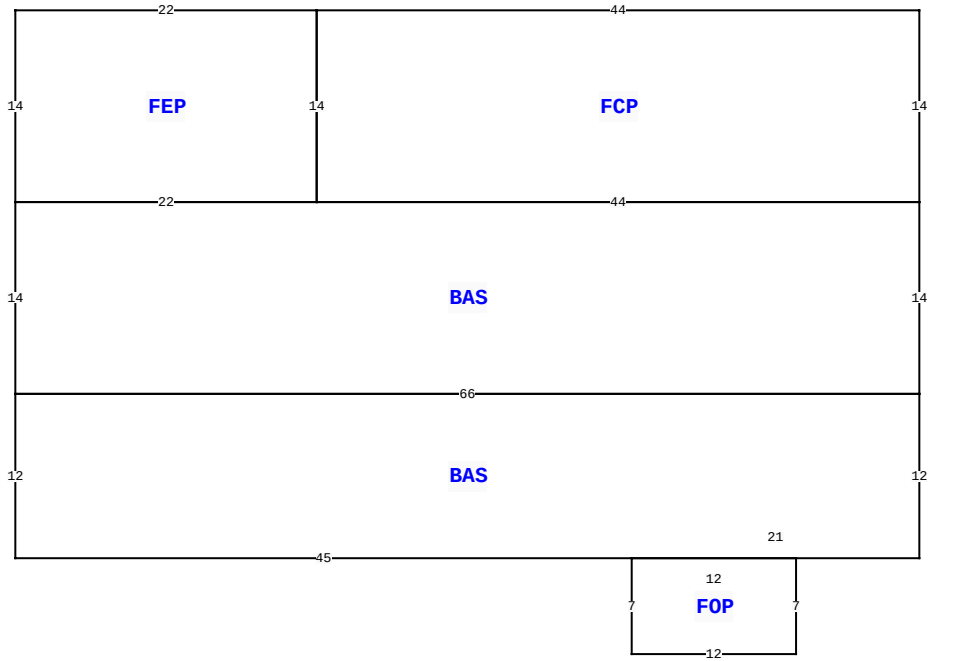
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100		792	25,900
BAS	924	100		924	30,216
FCP	616	25		154	5,036
FEP	308	85		262	8,568
FOP	84	35		29	948
TOTALS	2,724			2,161	70,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,161	127.4900	72.67	157,040	1975	2000	0	0	0	55.00	45.00

1 MOBILE HME – 100% - 2022 Heated Area: 1716 HX Base Yr 2022



111 SW RIDDLE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		70,668
TOTAL MARKET OB/XF VALUE		11,044
TOTAL LAND VALUE - MARKET		37,750
TOTAL MARKET VALUE		119,462
SOH/AGL Deduction		73,970
ASSESSED VALUE		45,492
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,492
TOTAL JUST VALUE		119,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1457/1159	12/09/2021	WD	Q	I	01	130,000
GRANTOR: FOUNTAIN PATRICIA B						
GRANTEE: BERRY SHAWN W						
1452/2309	11/17/2021	PB	U	I	18	0
GRANTOR: BRIDGES JAMES E						
GRANTEE: FOUNTAIN PATRICIA B						

BUILDING NOTES

BUILDING DIMENSIONS

FCP= N14 W44 S14 E44$ BAS= W44 FEP= N14 W22 S14 E22$ W22S14
BAS= S12 E45 FOP= S7 E12N7 W12$ E21 N12 W66$ E66 N14$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	1,000	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0070	CARPORT UF	0	100	16	28	448.00	UT	3.00	3.00	100	1993	1993	3	100	1,344	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 11,044

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	0102	C	SFR/MH	100		00	0.00	0.00	2.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	37,500							
2	9630	C	SWAMP	100		00	0.00	0.00	2.50	AC		1.00	1.00	1.00	100.00	100.00	250							

REVIEW DATE 10/09/2023 BY JB Total Acres: 5.00 Total Land Value: 37,750 Market: 0 Agricultural: 0 Common: 37,750 PRINTED 04/09/2025 BY SYS