LOT 5 SADDLE RIDGE S/D.
696-321, 794-900, 849-900, WD

FLORES STEVEN/FLORES CHELSEA L
141 SW ERSKINE CT
LAKE CITY, FL 32024

2026

21-4S-16-03084-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

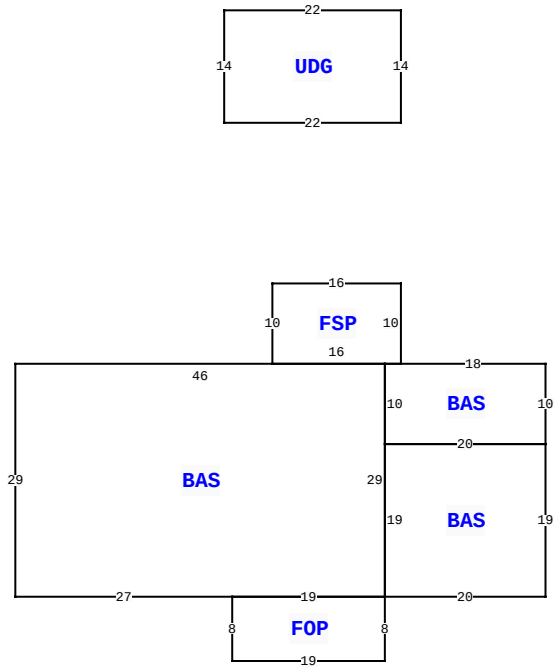
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	21416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100		200	16,075
BAS	380	100		380	30,542
BAS	1,334	100		1,334	107,217
FOP	152	30		46	3,697
FSP	160	40		64	5,144
UDG	308	55		169	13,583
TOTALS	2,534			2,193	176,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,193	110.4054	123.65	271,164	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1914 HX Base Yr



5539 SW STATE ROAD 247 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	176,257
TOTAL MARKET OB/XF VALUE	6,034
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	217,291
SOH/AGL Deduction	0
ASSESSED VALUE	217,291
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,291
TOTAL JUST VALUE	217,291
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,291

SALE:2:1: LOT 5 SADDLE RIDGE

SALE:1:1: LOT 5 SADDLE RIDGE S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1372/0239	11/01/2018	WD	Q	I	01	155,000
GRANTOR: RICHARD A & JANA A FO						
GRANTEE: STEVEN & CHELSEA L						
0849/0900	11/24/1997	WD	Q	I		74,000
GRANTOR: KREICIOCH						
GRANTEE: FOURAKER						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N10 W16 S10 E16$ BAS= W2 BAS= W46 S29 E27 FOP= S8 E19 N8 W19$ E19 BAS= E20 N19 W20 S19$ N29$ S10 E20 N10 W18$PTR=N30 UDG= N14 W22 S14 E22$S30$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,154	
2	0120	CLFENCE 4	0	0	0	0	200.00	UT	4.50	4.50	100	1993	1993	3	100	900	
3	0294	SHED WOOD/	0	0	8	8	64.00	UT	7.50	7.50	100	1993	1993	3	100	480	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 6,034

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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/08/2025 BY KS Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 09/10/2025 BY SYS