

COLUMBIA COUNTY

Property Appraiser

Parcel 26-4S-16-03155-105

Owners

BUMGARNER HARRY D
BUMGARNER PATRICIA
1050 SW RIDGE ST
LAKE CITY, FL 32024

Parcel Summary

Location	1050 SW RIDGE ST
Use Code	0100: SINGLE FAMILY
Tax District	2: COUNTY
Acreage	4.5700
Section	26
Township	4S
Range	16
Subdivision	OAK RIDGE
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

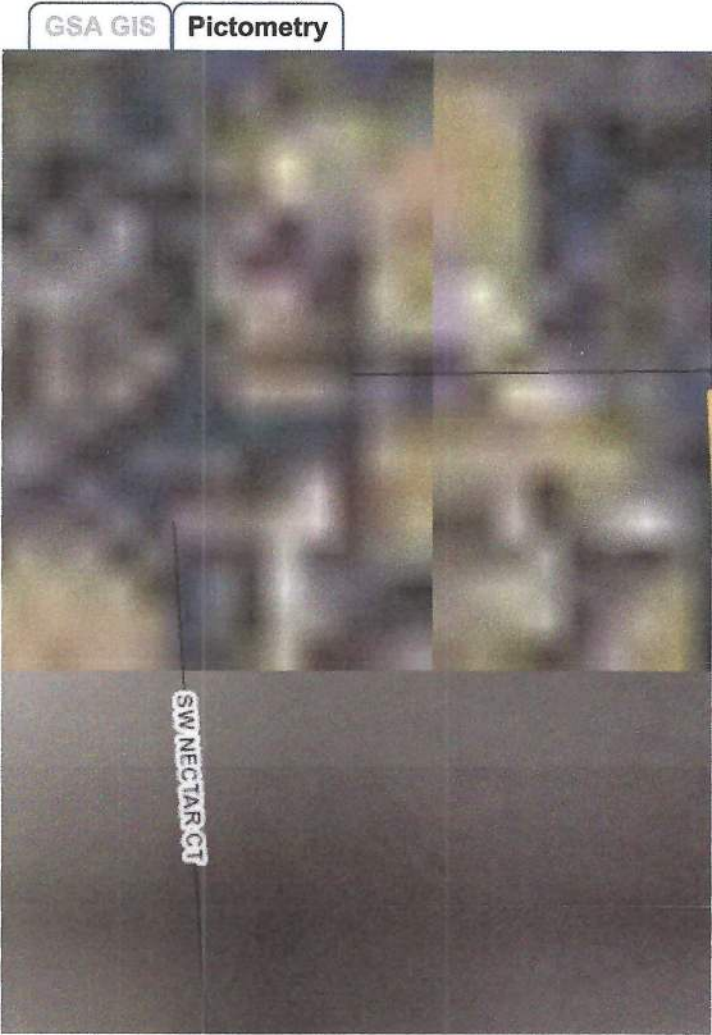
Legal Description

LOT 4 OAKRIDGE ESTATES UNIT 3 EX THAT PART OF NE
COR DESC IN ORB 788-1376.

819-70, 856-1388,

Working Values

	2025
Total Building	\$294,032
Total Extra Features	\$11,840
Total Market Land	\$66,000
Total Ag Land	\$0



	2025
Total Market	\$371,872
Total Assessed	\$240,112
Total Exempt	\$50,722
Total Taxable	\$189,390
SOH Diff	\$131,760

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$279,489	\$259,035	\$237,301	\$223,079	\$188,003	\$175,565
Total Extra Features	\$11,840	\$11,840	\$11,840	\$11,840	\$11,840	\$11,840
Total Market Land	\$66,000	\$66,000	\$66,000	\$55,000	\$31,892	\$31,892
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$357,329	\$336,875	\$315,141	\$289,919	\$231,735	\$219,297
Total Assessed	\$233,528	\$226,915	\$220,495	\$214,262	\$211,393	\$206,786
Total Exempt	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$183,528	\$176,915	\$170,495	\$164,262	\$161,393	\$156,786
SOH Diff	\$123,801	\$109,960	\$94,646	\$75,657	\$20,342	\$12,511

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 0856/1388	1998-04-02	<u>Q</u>		WARRANTY DEED	Improved	\$173,000	Grantor: LOPEZ Grantee: BUMGARNER
<u>WD</u> 0819/0070	1996-03-14	<u>Q</u>		WARRANTY DEED	Vacant	\$32,000	Grantor: DONNA & DESMOND KENNEDY JR Grantee: ARMONDO E & CAROLYN LOPEZ

Buildings

Building # 1, Section # 1, 185561, SFR

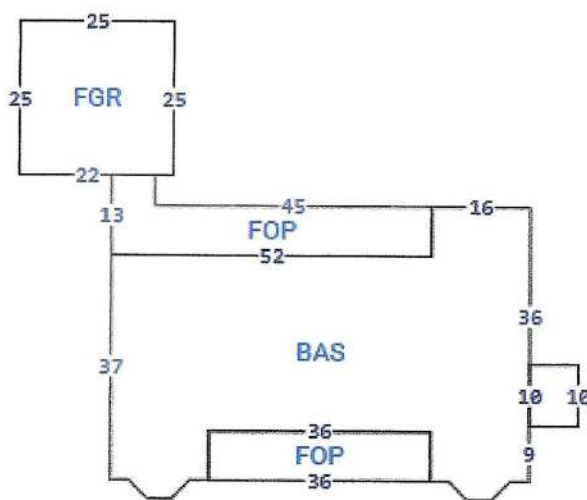
Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	2398	3842	\$408,378	1996	1996	0.00%	28.00%	72.00%	\$294,032

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
EW	Exterior Wall	10	ABOVE AVG.
RS	Roof Structure	08	IRREGULAR
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	12	HARDWOOD
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	4.00	
BTH	Bathrooms	3.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	2,398	100%	2,398
<u>FGR</u>	625	55%	344
<u>FOP</u>	288	30%	86
<u>FOP</u>	451	30%	135
<u>PTO</u>	80	5%	4



Extra Features

Code	Description	Length	Width	Units	Unit Price	<u>AYB</u>	% Good Condition	Final Value
0180	FPLC 1STRY			1.00	\$2,000.00	1996	100%	\$2,000
0030	BARN,MT	24	30	720.00	\$12.00	1998	75%	\$6,480
0166	CONC,PAVMT	12	140	1680.00	\$2.00	1996	100%	\$3,360

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	A-1	.00	.00	1.00	\$60,000.00/LT	4.57	1.10	\$66,000

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Oct 8, 2014	32042	MAINT/ALTR	COMPLETED	MAINT/ALTR
	14010	STORAGE	COMPLETED	STORAGE
	10984	SFR	COMPLETED	SFR

TRIM Notices

2024
2023
2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of July 16, 2025.