

LOT 2 OAK RIDGE ESTATES UNIT 3.
WD 652-79, LE 1167-1050, WD 1218

REVIS MARTY H/REVIS JAMIE T
1240 SW RIDGE ST
LAKE CITY, FL 32024

2025

26-48-16-03155-102



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PYS	EFF. BASE RATE	REPL. COST NEW	AYR	EVS	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD															
Exterior Wall	19	COMMON BRK 100	0100	01	2,632	121.0176	127.07	334,448	1989	1989	0	0	0	34.00	66.00	292,434																	
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2018										Heated Area: 1750										HX Base Yr 2018										
Roof Cover	03	COMP SHGL 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floor	14	CARPET 80																															
Interior Floor	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																															
Architectural	05	CONV 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	01																														
NEIGHBORHOODLOC	25416.030	1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,750	100	1,750	146,766																													
FEP	252	80	202	16,941																													
FGR	682	55	375	31,450																													
FOP	20	30	6	503																													
FOP	72	30	22	1,845																													
USP	792	35	277	23,231																													
TOTALS	3,568		2,632	220,736																													
EXTRA FEATURES					1240 SW RIDGE ST, LAKE CITY																												
L ORDF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	ORIG MKT VALUE	NOTES																		
1 0021	BARN, FR AE	0 100	24	24	576.00	UT	5.50	5.50	100	0	0	3	100	3,168																			
2 0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800																			
3 0120	CLFENCE	4	0 100	0 0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000																			
LAND DESCRIPTION					TOTAL OB/XF 4,968																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT. LAND UTS	UNID. TYPE	D. FACT	% COND	TOT ADJ	UNIT PRICE	ADJUST. PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSERV										
1	0100	C	SFR	100		A-1	0.00	0.00	0.75	LT	1.00	1.00	1.40	60,000.00	84,000.00	63,000																	
2	0100	C	SFR	0		A-1	0.00	0.00	0.25	LT	1.00	1.00	1.40	60,000.00	84,000.00	21,000																	
REVIEW DATE 07/10/2019 BY BC Total Acres: 6.75 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 01/01/2025 BY SYS																																	