LOT 8 BLOCK 4 HOLIDAY HEIGHTS RE

471-723, 614-720, 724-206, 796-1

NGUYEN CHRISTOPHER
664 NW RIDGEWOOD AVE
LAKE CITY, FL 32055

2026

31-3S-17-06153-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.040 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

664 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	10,750
TOTAL MARKET VALUE	10,750
SOH/AGL Deduction	0
ASSESSED VALUE	10,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,750
TOTAL JUST VALUE	10,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,750

SALE:2:1: LOT 8, BLK 4, HOLLIDAY HEIGHTS REPLAT

SALE:1:1: THIS HOUSE BURNED-INSURANCE SETTLEMENT??

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/303	4/16/2025	WD	Q	I	01	279,900
GRANTOR: GDR DEVELOPERS, LLC						
GRANTEE: NGUYEN CHRISTOPHER						
1521/1406	8/16/2024	WD	U	V	11	100
GRANTOR: KEEN RAYMOND						
GRANTEE: GDR DEVELOPERS, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		*RSF-1	0.00	0.00	11,315.53	SF		1.00	1.00	1.00	0.95	0.95	10,750							

REVIEW DATE 07/30/2025 BY TP Total Acres: 0.26 Total Land Value: 10,750 Market: 0 Agricultural: 0 Common: 10,750 PRINTED 12/30/2025 BY SYS