

LOT 10 BLOCK 4 HOLLIDAY
HEIGHTS REPLAT. 468-590,
663-159, 926-955, CT 1369-205,

HENDERSON CEDRICK
628 NW RIDGEWOOD AVE
LAKE CITY, FL 32055

2026

31-3S-17-06154-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	31317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	36,519
BAS	1,246	100		1,246	126,395
FCP	220	25		55	5,579
FOP	60	30		18	1,826
FST	342	55		188	19,071
USP	264	35		92	9,332

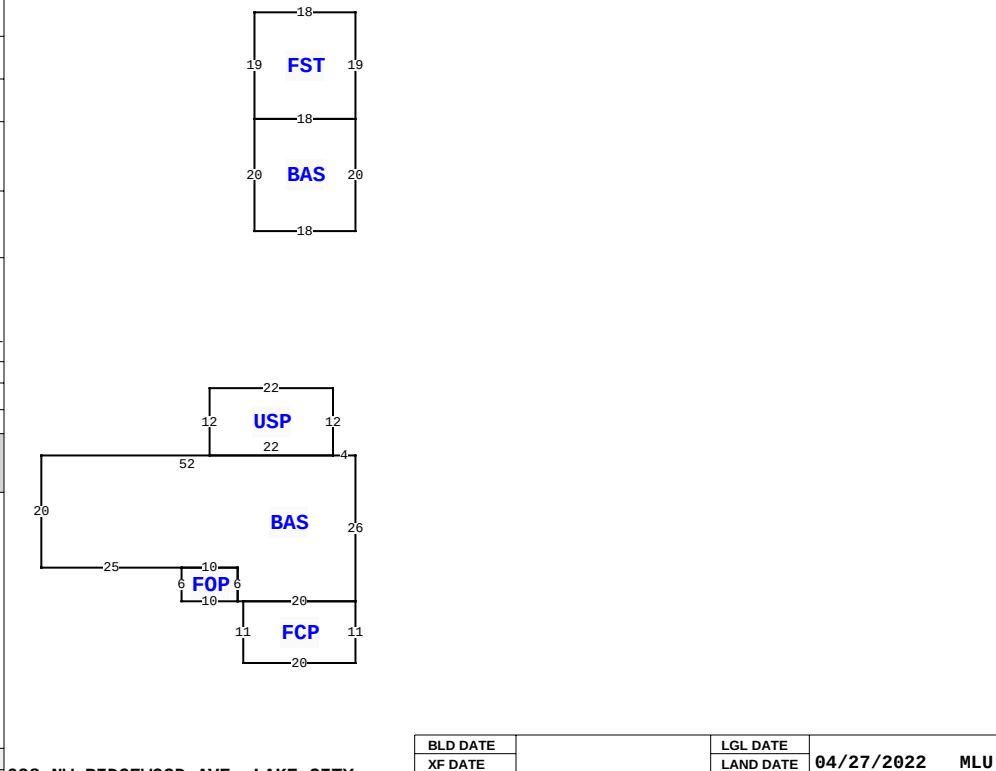
TOTALS	2,492			1,959	198,722
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
2	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00
3	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSF	-1 0.00	0.00	11,406.83

REVIEW DATE 08/15/2016 BY DF

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,959	111.4740	124.85	244,581	1965	2010	0	0	0 18.75	81.25
1 SINGLE FAM			100% - 2020			Heated Area: 1606			HX Base Yr 2020		



628 NW RIDGEWOOD AVE, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/27/2022 MLU									

TOTAL OB/XF									
1,700									

Total Acres: 0.26 Total Land Value: 10,836 Market: 0 Agricultural: 0 Common: 10,836

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		198,722	
TOTAL MARKET OB/XF VALUE		1,700	
TOTAL LAND VALUE - MARKET		10,836	
TOTAL MARKET VALUE		211,258	
SOH/AGL Deduction		54,842	
ASSESSED VALUE		156,416	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		105,694	
TOTAL JUST VALUE		211,258	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		214,315	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1380/1497	3/15/2019	WD Q	I	I	01
GRANTOR: B SIMPLE INVESTMENT P					SALE PRICE
GRANTEE: CEDRICK HENDERSON					138,000
1369/0205	9/18/2018	CT U	I	I	18
GRANTOR: CLERK OF COURT (WILLI					29,100
GRANTEE: B SIMPLE INVESTMENT					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W4 USP= N12 W22 S12 E22\$ W52 S20 E25 FOP= S6 E10 N6 W10\$ E10 S6 E1 FCP= S11 E20 N11 W20\$ E20 N26\$ PTR= N40 BAS= N20 FST= N19 W18 S19 E18\$ W18 S20 E18\$ S40\$.									