COMM INTERS S LINE OF NW1/4
OF NW1/4 & C/L RIDGEWOOD DR,
RUN S 15 FT, E 33 FT TO E R/W

JOHNSTON JAMES H III/JOHNSTON ANGELA K
419 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2026

31-3S-17-06057-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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

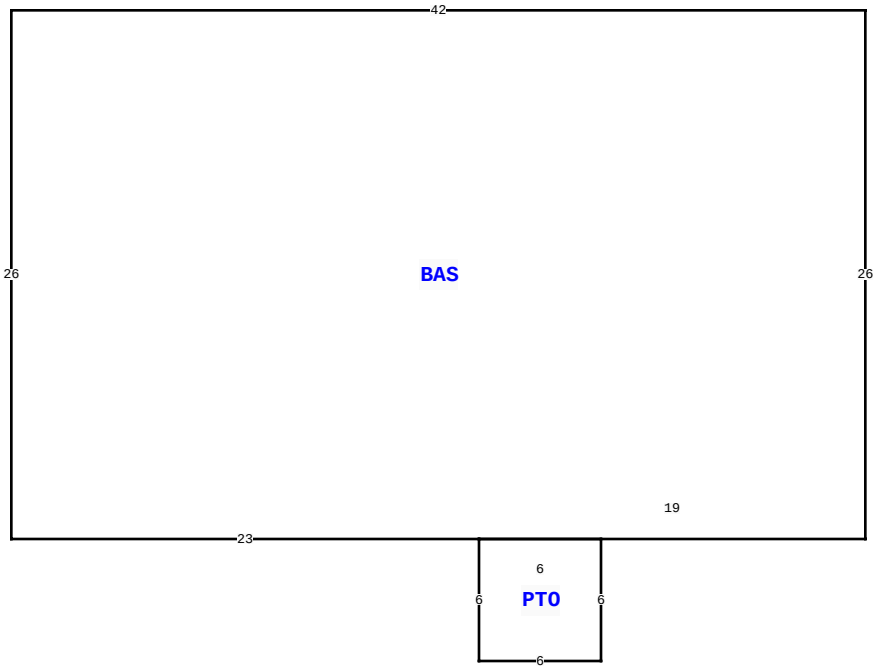
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100		1,092	91,391
PTO	36	5		2	168
TOTALS	1,128			1,094	91,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,094	115.1580	131.28	143,620	2004	2004	10	0	0	26.25	63.75

1 SINGLE FAM 0% - 0 Heated Area: 1092 HX Base Yr



565 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	91,558
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	16,704
TOTAL MARKET VALUE	108,262
SOH/AGL Deduction	0
ASSESSED VALUE	108,262
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,262
TOTAL JUST VALUE	108,262
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1561	SFR	61	11/16/2004
1561	SFR	246	07/14/1999
1210	SFR	0	06/09/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1086/0713	4/19/2006	QC	Q	I	01	7,000
GRANTOR: EAKER						
GRANTEE: JAMES H III & ANGEL						
0862/1065	7/09/1998	WD	Q	I		47,000
GRANTOR: JOHNSTON						
GRANTEE: EAKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S26 E23 PTO= S6 E6 N6 W6$ E19 N26$.

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	0100	C	SFR	0		*RSF-2	0.00	0.00	13,363.42	SF		1.00	1.00	1.00	1.25	1.25	16,704							

REVIEW DATE 08/19/2016 BY DF Total Acres: 0.31 Total Land Value: 16,704 Market: 0 Agricultural: 0 Common: 16,704 PRINTED 05/12/2026 BY SYS