LOT 6 BLOCK 2 HOLLIDAY HEIGHTS R

493-52, 705-152, 883-2247

CASAGRAND GARY/CASAGRAND TINA M
623 NW RIDGEWOOD AVE
LAKE CITY, FL 32055

2027

31-3S-17-06130-000

BUILDING CHARACTERISTICS

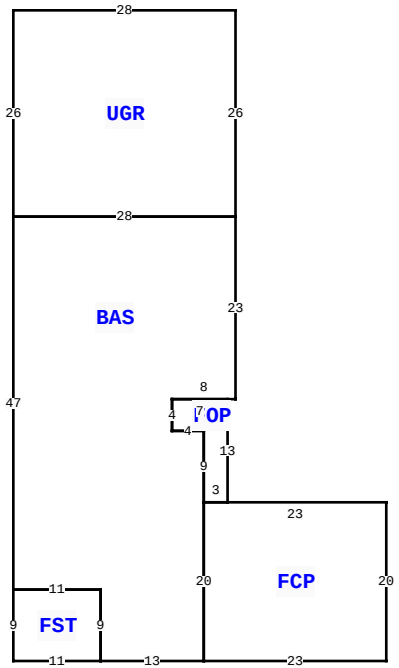
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	31317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,321	100		1,321	115,703
FCP	460	25		115	10,072
FOP	55	30		16	1,401
FST	99	55		54	4,730
UGR	728	45		328	28,729
TOTALS	2,663			1,834	160,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,834	122.5000	134.75	247,132	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2001 Heated Area: 1321 HX Base Yr 2001



623 NW RIDGEWOOD AVE, LAKE CITY

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

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
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		160,636
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		17,912
TOTAL MARKET VALUE		179,948
SOH/AGL Deduction		91,371
ASSESSED VALUE		88,577
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		37,166
TOTAL JUST VALUE		179,948
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0883/2247	7/01/1999	WD	Q	I		67,000
GRANTOR: FOLLMANN						
GRANTEE: CASAGRAND						
0705/0152	12/09/1989	WD	Q	I		42,000
GRANTOR: S V HYDE						
GRANTEE: VINCEMENT C FOLLMAN						

BUILDING NOTES

BUILDING DIMENSIONS

UGR= N26 W28 S26 E28$ BAS= W28 S47 FST= S9 E11 N9 W11$ E11 S9 E13 FCP= E23 N20 W23 S20$ N20 FOP= E3 N13 W7 S4 E4S9$ N9 W4 N4 E8 N23$.

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	100		*RSF-1	0.00	0.00	14,329.79	SF		1.00	1.00	1.00	1.25	1.25	17,912							

REVIEW DATE 08/15/2016 BY DF Total Acres: 0.33 Total Land Value: 17,912 Market: 0 Agricultural: 0 Common: 17,912 PRINTED 11/17/2026 BY SYS