LOT 9 BLOCK 3 HOLLIDAY HEIGHTS R
PB 855-1863, 856-671, 856-672, W

OSTENDORF CHRISTA R
673 NW RIDGEWOOD AVE
LAKE CITY, FL 32055

2027

31-3S-17-06142-000

BUILDING CHARACTERISTICS

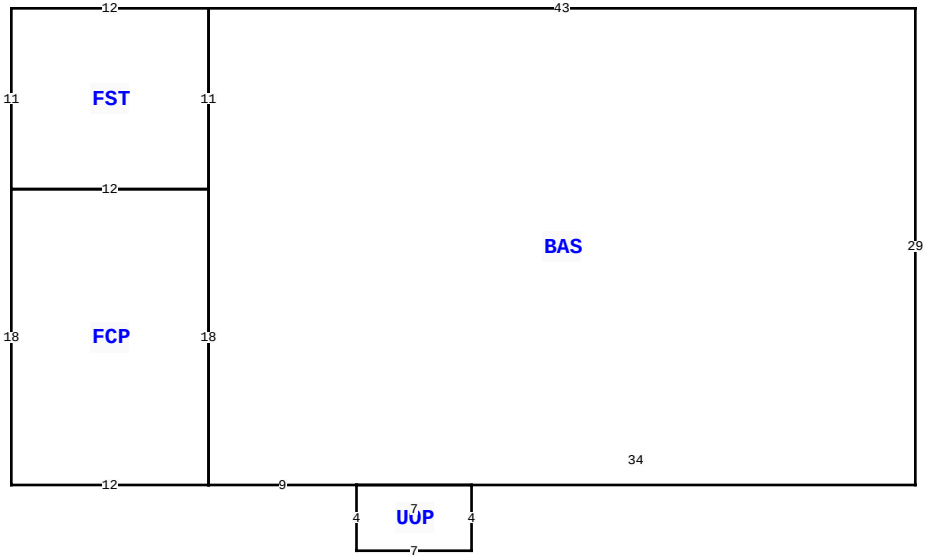
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,247	100		1,247	111,896
FCP	216	25		54	4,846
FST	132	55		73	6,551
UOP	28	20		6	538
TOTALS	1,623			1,380	123,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,380	125.5000	138.05	190,509	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1247 HX Base Yr 2017



673 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	0	0	3	100	500	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	123,831
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	16,047
TOTAL MARKET VALUE	140,478
SOH/AGL Deduction	59,202
ASSESSED VALUE	81,276
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	29,865
TOTAL JUST VALUE	140,478
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1324/2484	10/28/2016	WD	Q	I	01	70,000
GRANTOR: DAWN M ANDERSON						
GRANTEE: CHRISTA R OSTENDORF						
0856/0672	4/02/1998	WD	Q	I		48,000
GRANTOR: WHITE ETAL						
GRANTEE: DAWN ANDERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 FST= W12 S11 E12 N11$ S11 FCP= W12 S18 E12 N18$ S18 E9 UOP= S4 E7 N4 W7$ E34 N29$.

LAND DESCRIPTION

TOTAL OB/XF 600

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	12,837.56	SF		1.00	1.00	1.00	1.25	1.25	16,047							

REVIEW DATE 08/15/2016 BY DF Total Acres: 0.29 Total Land Value: 16,047 Market: 0 Agricultural: 0 Common: 16,047 PRINTED 11/17/2026 BY SYS