

LOT 10 BLOCK 3 HOLLIDAY HEIGHTS REPLAT. ORB 530-119, 794-1025, PROB 1164-478, WD

GARNER MATTHEW W/GARNER MICHELLE L  
687 NW RIDGEWOOD AVE  
LAKE CITY, FL 32055

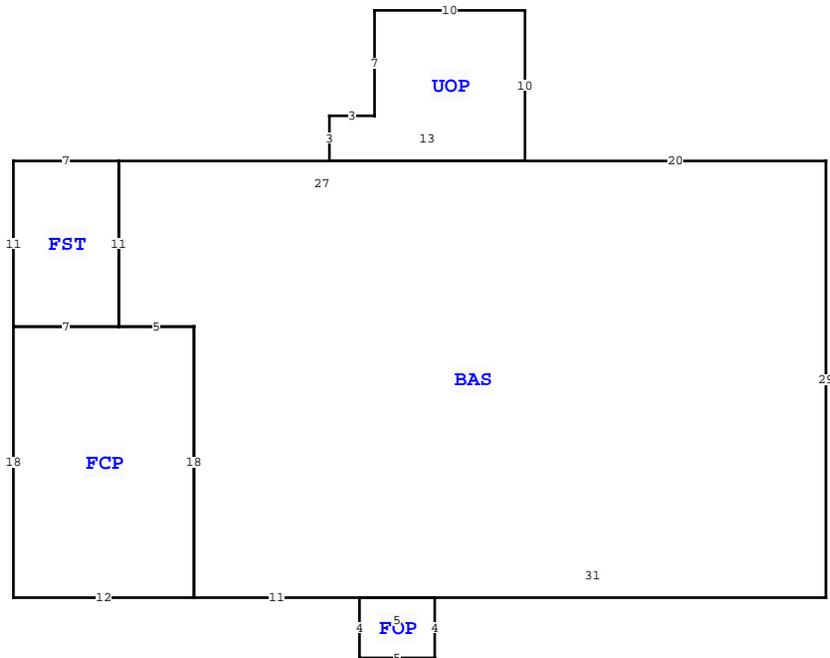
2026

31-3S-17-06143-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	1.100	
Architectual Units	05	CONV	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
BAS	1,273	100	
FCP	216	25	
FOP	20	30	
FST	77	55	
UOP	109	20	
TOTALS	1,695		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2015								
Heated Area: 1273						HX Base Yr 2015					



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			121,633
TOTAL MARKET OB/XF VALUE			3,600
TOTAL LAND VALUE - MARKET			12,291
TOTAL MARKET VALUE			137,524
SOH/AGL Deduction			58,108
ASSESSED VALUE			79,416
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			28,005
TOTAL JUST VALUE			137,524
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			135,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1285/0909	11/26/2014	WD	Q	I	01	71,300
GRANTOR: LIMITED ACCESS PROPER						
GRANTEE: MATTHEW W & MICHELL						
1164/1029	12/19/2008	WD	Q	I	01	52,000
GRANTOR: JANET HYMAN						
GRANTEE: LIMITED ACCESS PROP						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												3,600												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	12,938.42	SF	1.00	1.00	1.00	0.95	0.95	12,291							

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W20 UOP= N10 W10 S7 W3 S3 E13\$ W27 FST= W7 S11 E7 N11\$ S11 FCP= W7 S18 E12 N18 W5\$ E5 S18 E11FOP= S4 E5 N4 W5\$ E31 N29\$.			