LOT 10 BLOCK 3 HOLLIDAY HEIGHTS

530-119, 794-1025, PB 1164-478,

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

2027

31-3S-17-06143-000

BUILDING CHARACTERISTICS

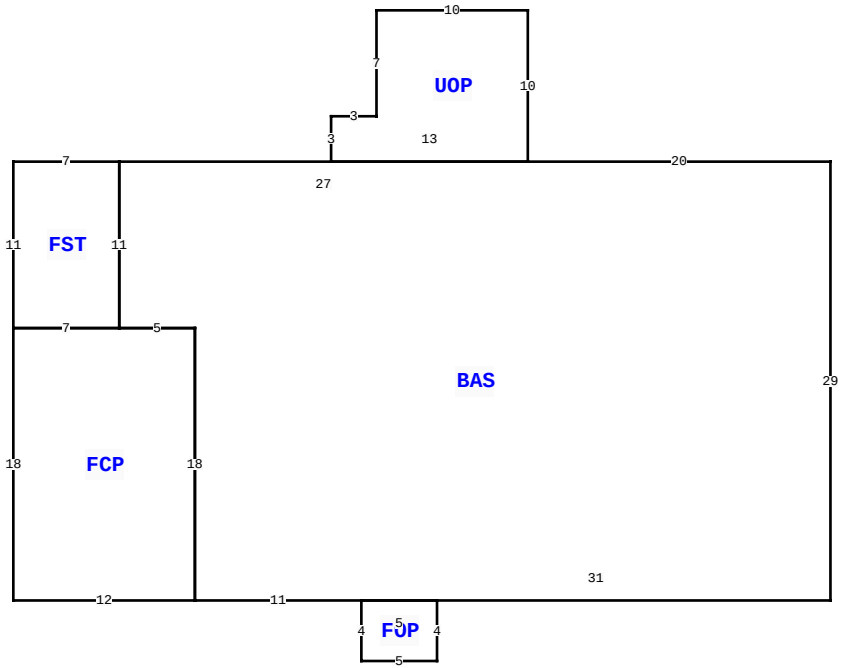
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,273	100		1,273	106,948
FCP	216	25		54	4,537
FOP	20	30		6	504
FST	77	55		42	3,529
UOP	109	20		22	1,849
TOTALS	1,695			1,397	117,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,397	117.5000	129.25	180,562	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1273 HX Base Yr 2015



687 NW RIDGEWOOD AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		117,365
TOTAL MARKET OB/XF VALUE		3,600
TOTAL LAND VALUE - MARKET		16,173
TOTAL MARKET VALUE		137,138
SOH/AGL Deduction		55,340
ASSESSED VALUE		81,798
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		30,387
TOTAL JUST VALUE		137,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,272

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						

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$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,600

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	12,938.42	SF		1.00	1.00	1.00	1.25	1.25	16,173							

REVIEW DATE 08/15/2016 BY DF Total Acres: 0.30 Total Land Value: 16,173 Market: 0 Agricultural: 0 Common: 16,173 PRINTED 11/17/2026 BY SYS