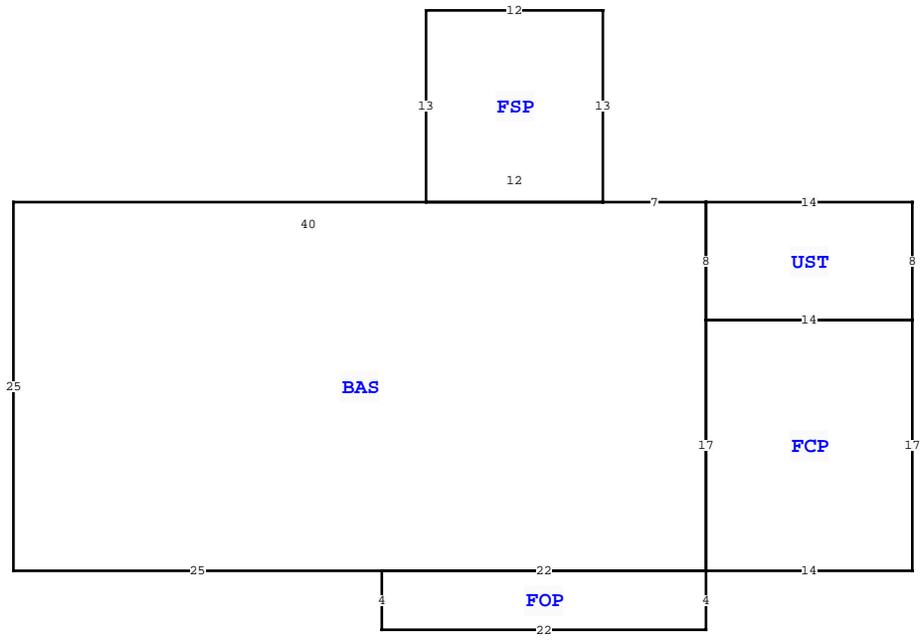


ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 100
Interior Floor	13	LAM/VNLPLK 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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%	- 2026									
				Heated Area: 1175				HX Base Yr 2026				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,175	100		1,175	108,483
FCP	238	25		60	5,539
FOP	88	30		26	2,400
FSP	156	40		62	5,724
UST	112	45		50	4,616
TOTALS	1,769			1,373	126,764

COLUMBIA COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	126,764		
TOTAL MARKET OB/XF VALUE	2,040		
TOTAL LAND VALUE - MARKET	13,614		
TOTAL MARKET VALUE	142,418		
SOH/AGL Deduction	0		
ASSESSED VALUE	142,418		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	91,007		
TOTAL JUST VALUE	142,418		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	140,195		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047482	Roof Replacement	8,000	06/16/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/1476	2/28/2025	WD	Q	I	01	195,000

GRANTOR: MARKHAM JENNIFER L
GRANTEE: SCHLIPF KEVIN
1440/1929 6/24/2021 LE U I 14 100
GRANTOR:
GRANTEE:

L N	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	0	0	0.00	100	0	0	3	100	290	
2	0060	CARPORT F	0	100	12	20	0	0	0.00	100	1993	1993	3	100	600	
3	0120	CLFENCE 4	0	100	0	0	0	0	0.00	100	1993	1993	3	100	300	
4	0166	CONC, PAVMT	0	100	0	0	0	0	0.00	100	2011	2011	3	100	50	
5	0296	SHED METAL	0	100	0	0	0	0	0.00	100	2016	2016	3	100	800	

EXTRA FEATURES												
741 NW RIDGEWOOD AVE, LAKE CITY												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			04/27/2022			MLU						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W7 FSP= N13 W12 S13 E12\$ W40 S25 E25 FOP= S4 E22 N4 W22\$ E22 FCP= E14 N17 W14 S17\$ N17 UST= E14 N8 W14 S8\$ N8\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	14,330.36	SF	1.00	1.00	1.00	0.95	0.95	13,614								