LOT 13 BLOCK 3 HOLLIDAY HEIGHTS

LE 1047-1790, DC 1300-1983, DC 1

SCHLIPF KEVIN/SCHLIPF MAUREEN
741 NW RIDGEWOOD AVE
LAKE CITY, FL 32055

2027

31-3S-17-06146-000

BUILDING CHARACTERISTICS

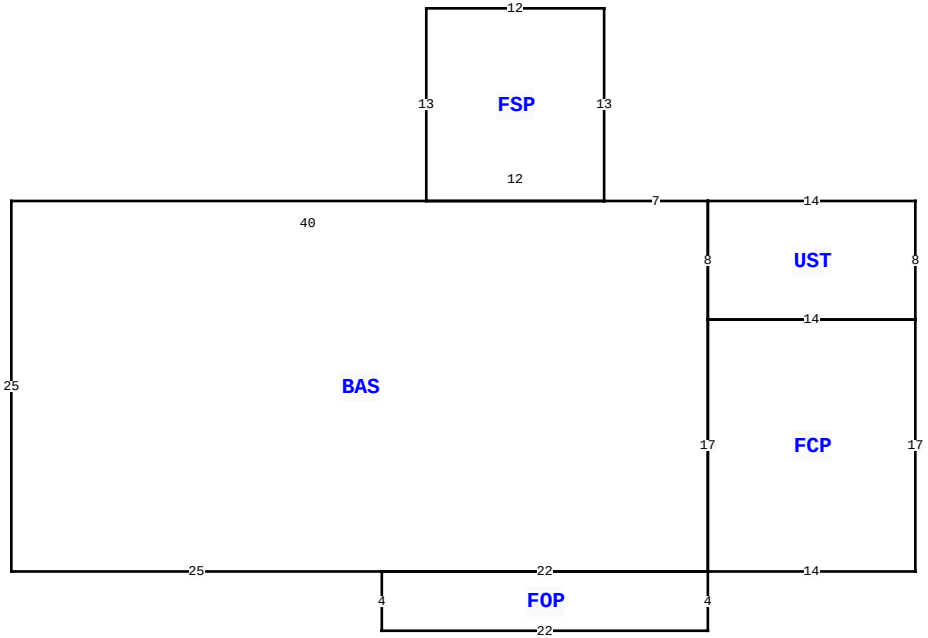
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,175	100		1,175	104,680
FCP	238	25		60	5,346
FOP	88	30		26	2,317
FSP	156	40		62	5,524
UST	112	45		50	4,454
TOTALS	1,769			1,373	122,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,373	124.6000	137.06	188,183	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1175 HX Base Yr 2026



741 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	290	
2	0060	CARPORT F	0	100	12	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		122,319
TOTAL MARKET OB/XF VALUE		2,040
TOTAL LAND VALUE - MARKET		17,913
TOTAL MARKET VALUE		142,272
SOH/AGL Deduction		0
ASSESSED VALUE		142,272
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		90,861
TOTAL JUST VALUE		142,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,494

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:						

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 2,040

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	14,330.36	SF		1.00	1.00	1.00	1.25	1.25	17,913							

REVIEW DATE 04/30/2025 BY TP Total Acres: 0.33 Total Land Value: 17,913 Market: 0 Agricultural: 0 Common: 17,913 PRINTED 11/17/2026 BY SYS