LOT 4 BLOCK 4 HOLLIDAY HEIGHTS R

498-652, 725-818, WD-1047-2718,

ELDRIDGE JEFFREY M
742 NW RIDGEWOOD AVE
LAKE CITY, FL 32055

2027

31-3S-17-06150-000

BUILDING CHARACTERISTICS

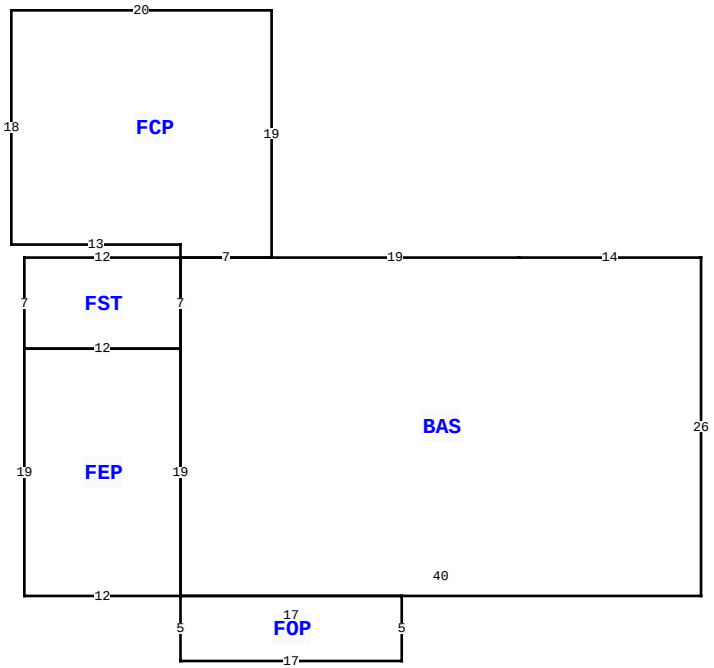
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,040	100		1,040	96,445
FCP	367	25		92	8,532
FEP	228	80		182	16,878
FOP	85	30		26	2,411
FST	84	55		46	4,266
TOTALS	1,804			1,386	128,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,386	129.7000	142.67	197,741	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1040 HX Base Yr 2025



742 NW RIDGEWOOD AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		128,532
TOTAL MARKET OB/XF VALUE		6,733
TOTAL LAND VALUE - MARKET		13,994
TOTAL MARKET VALUE		149,259
SOH/AGL Deduction		0
ASSESSED VALUE		149,259
TOTAL EXEMPTION VALUE	HX HB 13	149,259
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		149,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/1434	4/15/2024	WD	Q	I	01	179,000
GRANTOR: SCHNAPP JOHN E						
GRANTEE: ELDRIDGE JEFFREY M						
1231/1018	3/13/2012	WD	Q	I	01	74,900
GRANTOR: EDWARD & LAUREN SNOW						
GRANTEE: JOHN E SCHNAPP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 W19 FCP= N19 W20 S18 E13S1 E7$ W7 FST= W12 S7 E12 N7$S7 FEP= W12 S19 E12 N19$ S19 FOP= S5 E17 N5W17$ E40 N26$.

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	600	
2	0120	CLFENCE 4	0	100	0	0	180.00	UT	4.50	4.50	60	1993	1993	3	60	486	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0080	DECKING	0	100	19	19	361.00	UT	6.50	6.50	100	0	0	3	100	2,347	
5	0296	SHED METAL	0	100	10	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 6,733

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	11,195.26	SF		1.00	1.00	1.00	1.25	1.25	13,994							

REVIEW DATE 05/15/2024 BY TP Total Acres: 0.26 Total Land Value: 13,994 Market: 0 Agricultural: 0 Common: 13,994 PRINTED 11/17/2026 BY SYS