LOT 5 BLOCK 4 HOLLIDAY HEIGHTS R

408-479, 562-313, 785-2247, 791-

STRAND BRYCE
728 NW RIDGEWOOD AVE
LAKE CITY, FL 32055

2027

31-3S-17-06151-000

BUILDING CHARACTERISTICS

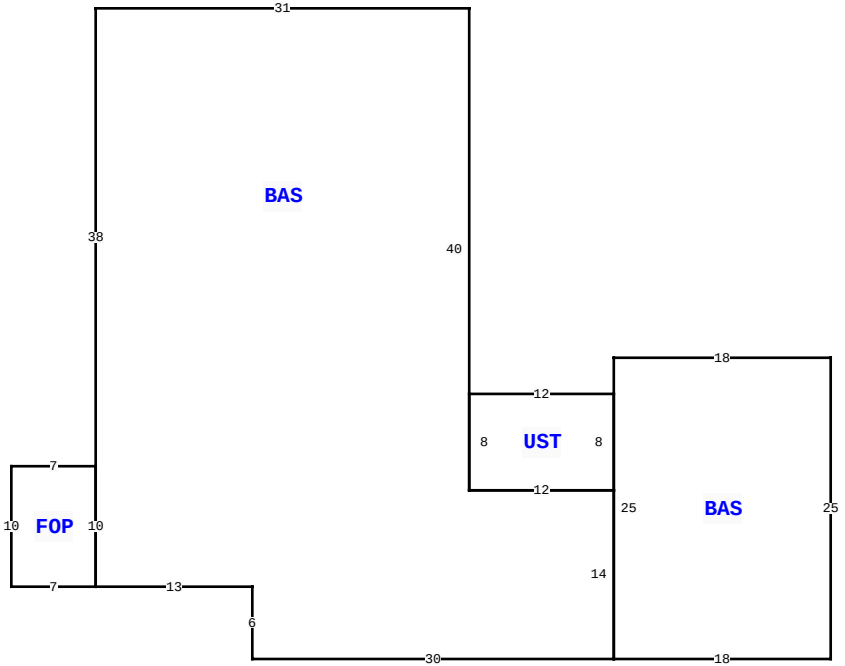
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	450	100		450	38,317
BAS	1,764	100		1,764	150,201
FOP	70	30		21	1,788
UST	96	45		43	3,662
TOTALS	2,380			2,278	193,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,278	110.5800	121.64	277,096	1960	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2022 Heated Area: 2214 HX Base Yr 2022



728 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	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		193,967
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		14,749
TOTAL MARKET VALUE		209,316
SOH/AGL Deduction		17,017
ASSESSED VALUE		192,299
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		140,888
TOTAL JUST VALUE		209,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
514	MAINT/ALTR	50	11/02/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/0438	11/13/2020	WD	Q	I	01	159,900
GRANTOR: DANIEL & JANET CRAPPS						
GRANTEE: BRYCE STRAND						
1216/2554	6/15/2011	WD	U	I	18	38,000
GRANTOR: NATIONS ACCOUNTS RECI						
GRANTEE: DANIEL & JANET CRAP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S38 FOP= W7 S10 E7 N10$ S10 E13 S6 E30 BAS= E18 N25 W18 S25$ N14 UST= N8 W12 S8 E12$ W12 N40$.

LAND DESCRIPTION

TOTAL OB/XF 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	11,799.15	SF		1.00	1.00	1.00	1.25	1.25	14,749							

REVIEW DATE 08/15/2016 BY DF Total Acres: 0.27 Total Land Value: 14,749 Market: 0 Agricultural: 0 Common: 14,749 PRINTED 11/17/2026 BY SYS