

LOT 5 BLOCK 4 HOLLIDAY HEIGHTS  
 REPLAT. 408-479, 562-313,  
 785-2247, 791-1859, WD 1075-

STRAND BRYCE  
 728 NW RIDGEWOOD AVE  
 LAKE CITY, FL 32055

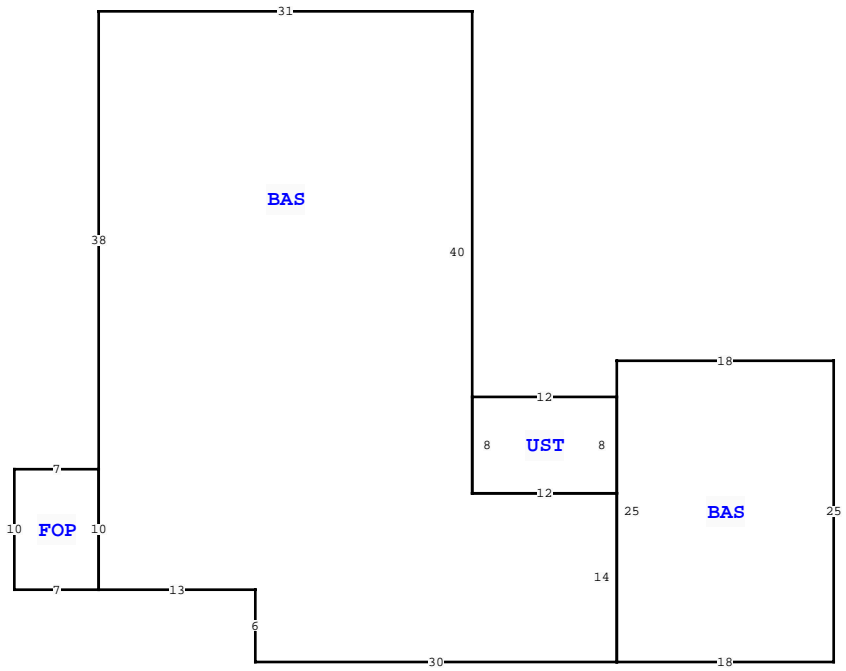
2026

31-3S-17-06151-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	450	100	
BAS	1,764	100	
FOP	70	30	
UST	96	45	
TOTALS	2,380		

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% - 2022									
Heated Area: 2214 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		197,491
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		14,749
TOTAL MARKET VALUE		212,840
SOH/AGL Deduction		26,142
ASSESSED VALUE		186,698
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,287
TOTAL JUST VALUE		212,840
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,121

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						

EXTRA FEATURES		TOTAL ADJ		SUBAREA MARKET VALUE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0166	CONC,PAVMT	0	100	0
2	0120	CLFENCE 4	0	100	0

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0
2	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	1993
TOTALS											

BUILDING NOTES	
728 NW RIDGEWOOD AVE, LAKE CITY	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	05/12/2026
LAND DATE	MLU
AG DATE	

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																						
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	11,799.15	SF		1.00	1.00	1.00	1.25	1.25	14,749							