LOT 7 BLOCK 4 HOLLIDAY HEIGHTS R

487-12, 669-683,687,695,691, & 6

SWAIN CARL RYAN
684 NW RIDGEWOOD AVE
LAKE CITY, FL 32055

2027

31-3S-17-06153-000

BUILDING CHARACTERISTICS

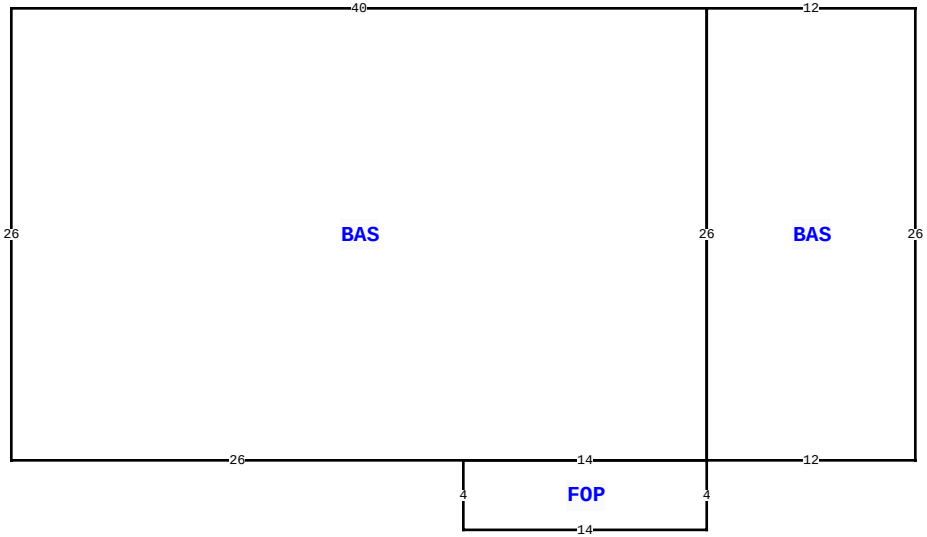
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	312	100		312	24,718
BAS	1,040	100		1,040	82,391
FOP	56	30		17	1,347
TOTALS	1,408			1,369	108,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,369	110.8000	121.88	166,854	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1352 HX Base Yr



684 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	108,455
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	14,168
TOTAL MARKET VALUE	124,623
SOH/AGL Deduction	0
ASSESSED VALUE	124,623
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,623
TOTAL JUST VALUE	124,623
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,598

SALE:1:1: LOT 7 BLOCK 4 HOLLIDAY HEIGHTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045665	Roof Replacement	7,780	10/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/2287	7/16/2026	WD	Q	I	01	240,000
GRANTOR: MCLEAN PROPERTIES, LL						
GRANTEE: SWAIN CARL RYAN						
1293/0427	4/21/2015	WD	U	I	11	100
GRANTOR: RYAN MCLEAN						
GRANTEE: MCLEAN PROPERTIES,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 BAS= W40 S26 E26 FOP= S4 E14N4 W14$ E14 N26$S26 E12 N26$.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0		*RSF-1	0.00	0.00	11,334.20	SF		1.00	1.00	1.00	1.25	1.25	14,168							

REVIEW DATE 12/14/2022 BY JS Total Acres: 0.26 Total Land Value: 14,168 Market: 0 Agricultural: 0 Common: 14,168 PRINTED 11/17/2026 BY SYS