LOT 8 BLOCK 4 HOLIDAY HEIGHTS RE

471-723, 614-720, 724-206, 796-1

NGUYEN CHRISTOPHER
664 NW RIDGEWOOD AVE
LAKE CITY, FL 32055

2027

31-3S-17-06153-002

BUILDING CHARACTERISTICS

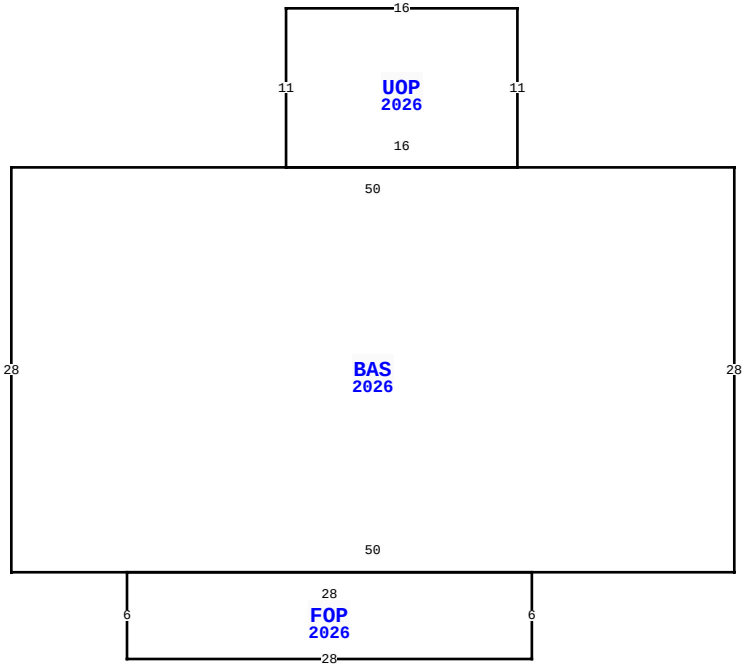
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,400	100	2026	1,400	175,336
FOP	168	30	2026	50	6,262
UOP	176	20	2026	35	4,383
TOTALS	1,744			1,485	185,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,485	113.8500	125.24	185,981	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1400 HX Base Yr 2026



664 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		185,981
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		14,144
TOTAL MARKET VALUE		201,925
SOH/AGL Deduction		0
ASSESSED VALUE		201,925
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,514
TOTAL JUST VALUE		201,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,296

SALE:2:1: LOT 8, BLK 4, HOLLIDAY HEIGHTS REPLAT

SALE:1:1: THIS HOUSE BURNED-INSURANCE SETTLEMENT??

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/303	4/16/2025	WD	Q	I	01	279,900
GRANTOR: GDR DEVELOPERS, LLC						
GRANTEE: NGUYEN CHRISTOPHER						
1521/1406	8/16/2024	WD	U	V	11	100
GRANTOR: KEEN RAYMOND						
GRANTEE: GDR DEVELOPERS, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=19,7] E50 S28 W50 N28 $
UOP=[YR=2026;ORIG=38,-4] E16 S11 W16 N11 $
FOP=[YR=2026;ORIG=27,35] E28 S6 W28 N6 $
.

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	600.00	UT	3.00	3.00	100	2026	2025		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	11,315.53	SF		1.00	1.00	1.00	1.25	1.25	14,144							

REVIEW DATE 07/30/2025 BY TP Total Acres: 0.26 Total Land Value: 14,144 Market: 0 Agricultural: 0 Common: 14,144 PRINTED 11/16/2026 BY SYS