

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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	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	1,400	100	2026
FOP	168	30	2026
UOP	176	20	2026
TOTALS	1,744		

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%	- 2026	127.51	189,352	2025	2025	0	0	0.00	100.00
Heated Area: 1400 HX Base Yr 2026											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		189,352
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		14,144
TOTAL MARKET VALUE		205,296
SOH/AGL Deduction		0
ASSESSED VALUE		205,296
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,885
TOTAL JUST VALUE		205,296
NCON VALUE		191,152
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		10,750

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	Q	I	01	279,900
GRANTOR: GDR DEVELOPERS, LLC						
GRANTEE: NGUYEN CHRISTOPHER						
1521/1406	8/16/2024	WD U	V	V	11	100
GRANTOR: KEEN RAYMOND						
GRANTEE: GDR DEVELOPERS, LLC						

EXTRA FEATURES											
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	600.00	UT	3.00	3.00	100	2026
664 NW RIDGEWOOD AVE, LAKE CITY											
BLD DATE			LGL DATE			LND DATE			AG DATE		
XF DATE			05/12/2026			MLU			INC DATE		

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 \$											

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