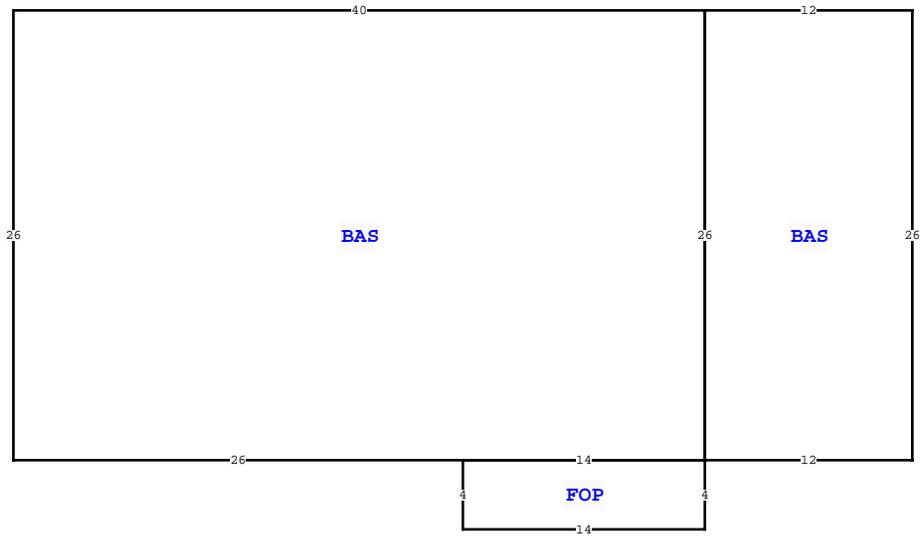


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	14	CARPET		90	
Interior Floor	08	SHT	VINYL	10	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR	DUCTED	100	
Bedrooms		4		100	
Bathrooms		2		100	
Frame	01	NONE		100	
Stories	1.1	1.100			
Architectual	05	CONV		100	
Units		0		100	
Condition Adj	02	02		100	
Kitchen Adjus	01	01		100	
Quality	04	04			
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	21,902
BAS	1,040	100		1,040	73,008
FOP	56	30		17	1,193
TOTALS	1,408			1,369	96,104

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	94.7340	108.00	147,852	1980	1980	0	0	35.00	65.00
1 SINGLE FAM 0% - 2025 Heated Area: 1352 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		96,104
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		10,749
TOTAL MARKET VALUE		108,053
SOH/AGL Deduction		0
ASSESSED VALUE		108,053
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		108,053
TOTAL JUST VALUE		108,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00531			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/1393	6/20/2024	WD	U	I	43	119,000
GRANTOR: HEWETT CHRIS N						
GRANTEE: R & D KEEN PROPERTI						
0684/0748	5/05/1989	QC	U	I		30,760
GRANTOR: FARMERS HOME						
GRANTEE: HEWETT CHRIS						

EXTRA FEATURES		654 NW RIDGEWOOD AVE, LAKE CITY															
L N	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	0	0	3	100	300	
2	0296	SHED METAL	0	0	0	0	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

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	DPHT 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	11,314.99	SF	1.00	1.00	1.00	0.95	0.95	10,749							

BUILDING NOTES	

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