

ELEMENT		CD	BUILDING CHARACTERISTICS		
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	21,517
BAS	1,040	100		1,040	71,724
FOP	56	30		17	1,173
TOTALS	1,408			1,369	94,413

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2025								
Heated Area: 1352						HX Base Yr					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		94,413
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		14,144
TOTAL MARKET VALUE		109,757
SOH/AGL Deduction		0
ASSESSED VALUE		109,757
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		109,757
TOTAL JUST VALUE		109,757
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		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
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																								
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	0		*RSF-1	0.00	0.00	11,314.99	SF		1.00	1.00	1.00	1.25	1.25	14,144							

BUILDING NOTES	

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

TOTAL OB/XF																
1,200																