

LOT 10 BLOCK 4 HOLLIDAY
 HEIGHTS REPLAT. 468-590,
 663-159, 926-955, CT 1369-205,

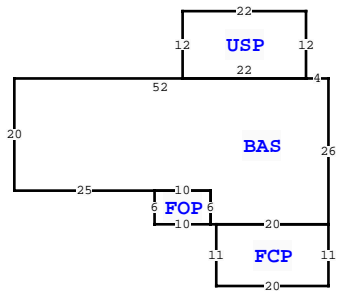
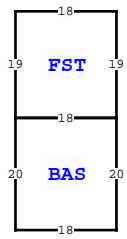
HENDERSON CEDRICK
 628 NW RIDGEWOOD AVE
 LAKE CITY, FL 32055

2026

31-3S-17-06154-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPLK 80	
Interior Floor	15	HARDTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
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		MAP AREA	06
NEIGHBORHOOD/LOC	31317.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	360	100	
BAS	1,246	100	
FCP	220	25	
FOP	60	30	
FST	342	55	
USP	264	35	
TOTALS	2,492		

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%	- 2020								
Heated Area: 1606						HX Base Yr 2020					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	198,722	
TOTAL MARKET OB/XF VALUE	1,700	
TOTAL LAND VALUE - MARKET	14,259	
TOTAL MARKET VALUE	214,681	
SOH/AGL Deduction	58,721	
ASSESSED VALUE	155,960	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	104,549	
TOTAL JUST VALUE	214,681	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	214,315	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/1497	3/15/2019	WD Q	Q	I	01	138,000
GRANTOR: B SIMPLE INVESTMENT P						
GRANTEE: CEDRICK HENDERSON						
1369/0205	9/18/2018	CT U	I	18		29,100
GRANTOR: CLERK OF COURT (WILLI						
GRANTEE: B SIMPLE INVESTMENT						

EXTRA FEATURES															628 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
TOTAL OB/XF 1,700																	

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS= W4 USP= N12 W22 S12 E22\$ W52 S20 E25 FOP= S6 E10 N6 W10\$
 E10 S6 E1 FCP= S11 E20 N11 W20\$ E20 N26\$ PTR= N40 BAS= N20
 FST= N19 W18 S19 E18\$ W18 S20 E18\$ S40\$.

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	11,406.83	SF		1.00	1.00	1.00	1.25	1.25	14,259							