

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

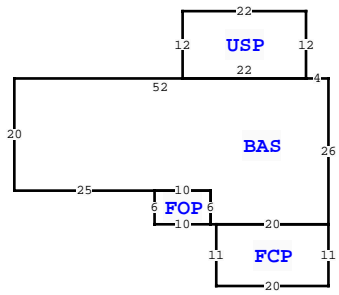
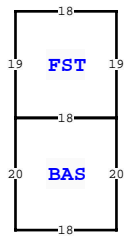
2026

31-3S-17-06154-000


BUILDING CHARACTERISTICS	
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 Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,959	111.4740	124.85	244,581	1965	2010	0	0	18.75	81.25

1 SINGLE FAM 100% - 2020 Heated Area: 1606 HX Base Yr 2020



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	36,519
BAS	1,246	100		1,246	126,395
FCP	220	25		55	5,579
FOP	60	30		18	1,826
FST	342	55		188	19,071
USP	264	35		92	9,332
TOTALS	2,492			1,959	198,722

628 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100
3	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		198,722
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		10,836
TOTAL MARKET VALUE		211,258
SOH/AGL Deduction		54,842
ASSESSED VALUE		156,416
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,694
TOTAL JUST VALUE		211,258
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						

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	0.95	0.95	10,836							