LOT 10 BLOCK 4 HOLLIDAY HEIGHTS
468-590, 663-159, 926-955, CT 13

HENDERSON CEDRICK
628 NW RIDGEWOOD AVE
LAKE CITY, FL 32055

**2027**

**31-3S-17-06154-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| 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 Floo | 13 | LAM/VNLPLK 80 |
| Interior Floo | 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 | MKT AREA 06

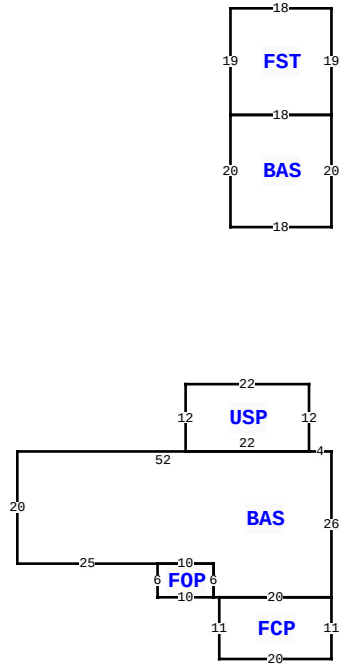
NEIGHBORHOOD/LOC 31317.040 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 360 | 100 | | 360 | 35,866 |
| BAS | 1,246 | 100 | | 1,246 | 124,138 |
| FCP | 220 | 25 | | 55 | 5,480 |
| FOP | 60 | 30 | | 18 | 1,793 |
| FST | 342 | 55 | | 188 | 18,731 |
| USP | 264 | 35 | | 92 | 9,166 |
| TOTALS | 2,492 | | | 1,959 | 195,173 |

## 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 | 122.62 | 240,213 | 1965 | 2010 | 0 | 0 | 0 | 18.75 | 81.25 |

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




628 NW RIDGEWOOD AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 195,173 |
| TOTAL MARKET OB/XF VALUE | 1,700 |
| TOTAL LAND VALUE - MARKET | 14,259 |
| TOTAL MARKET VALUE | 211,132 |
| SOH/AGL Deduction | 50,493 |
| ASSESSED VALUE | 160,639 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 109,228 |
| TOTAL JUST VALUE | 211,132 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 214,681 |

| 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 | 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$ .

## EXTRA FEATURES

| LN | 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 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,700

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | | | | | | | |

REVIEW DATE 08/15/2016 BY DF Total Acres: 0.26 Total Land Value: 14,259 Market: 0 Agricultural: 0 Common: 14,259 PRINTED 11/16/2026 BY SYS