

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

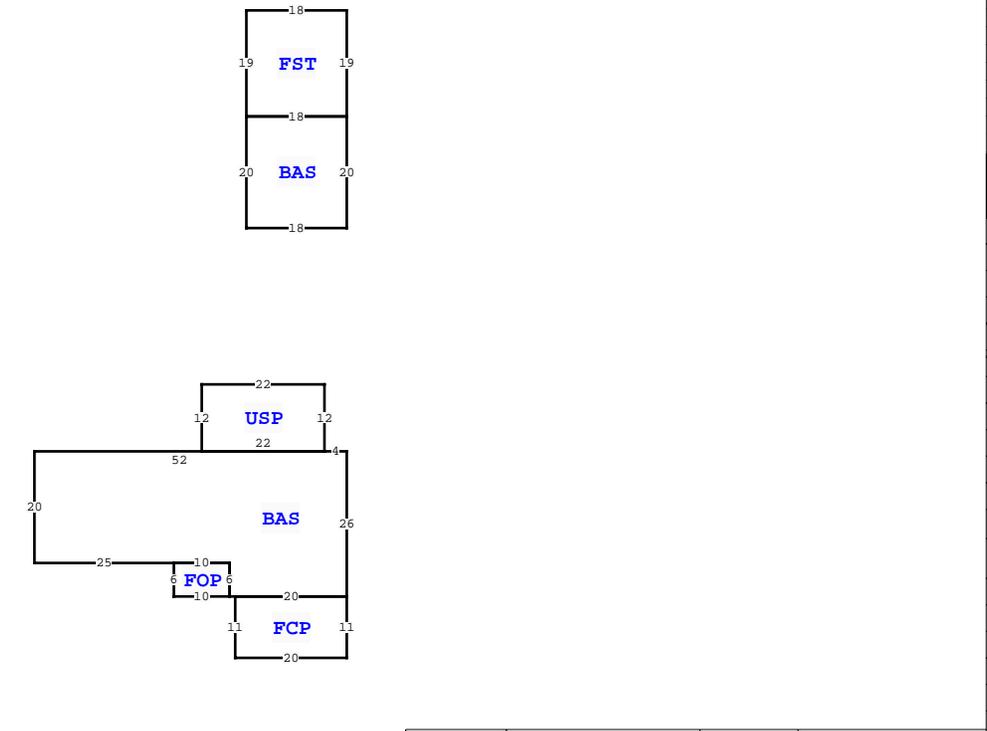
HENDERSON CEDRICK
628 NW RIDGEWOOD AVE
LAKE CITY, FL 32055

2026

31-3S-17-06154-000
VALUATION SUMMARY

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 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
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	127.08	248,950	1965	2010	0	0	0	18.75	81.25
1 SINGLE FAM 100% - 2020 Heated Area: 1606 HX Base Yr 2020												



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	37,171
BAS	1,246	100		1,246	128,653
FCP	220	25		55	5,679
FOP	60	30		18	1,858
FST	342	55		188	19,411
USP	264	35		92	9,499
TOTALS	2,492			1,959	202,272

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			202,272
TOTAL MARKET OB/XF VALUE			1,700
TOTAL LAND VALUE - MARKET			10,836
TOTAL MARKET VALUE			214,808
SOH/AGL Deduction			58,848
ASSESSED VALUE			155,960
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			104,549
TOTAL JUST VALUE			214,808
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	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	0.95	0.95	10,836							