

LOT 26 INDIAN RIDGE S/D PHS 2.
WD 1177-2431,WD 1183-311, WD 118

HOWARD WALTER
316 NW TIMUCUA DR
LAKE CITY, FL 32055

2026

05-3S-16-01809-126



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	5316.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	138,239
TOTALS	1,352			1,352	138,239

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-3	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,352	113.5000	112.36	151,911	2020	2020	0	0	0	9.00	91.00
1 MANUF 2 0% - 2022 Heated Area: 1352 HX Base Yr												
316 NW TIMUCUA DR, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/14/2025 MLU												

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF												
7,000												

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3					Tax Dist:							
BUILDING MARKET VALUE										138,239		
TOTAL MARKET OB/XF VALUE										7,000		
TOTAL LAND VALUE - MARKET										40,000		
TOTAL MARKET VALUE										185,239		
SOH/AGL Deduction										0		
ASSESSED VALUE										185,239		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										185,239		
TOTAL JUST VALUE										185,239		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										188,277		
</												

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[ORIG=19,19] E52 S26 W52 N26 \$												