LOT 3 TIMBERLANDS S/D PHASE 1.
WD 1134-1698, WD 1161-1029, WD 1

GIDEON ADRIAN T
165 SW TIMBER RIDGE DR
LAKE CITY, FL 32024

2026

10-4S-16-02856-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

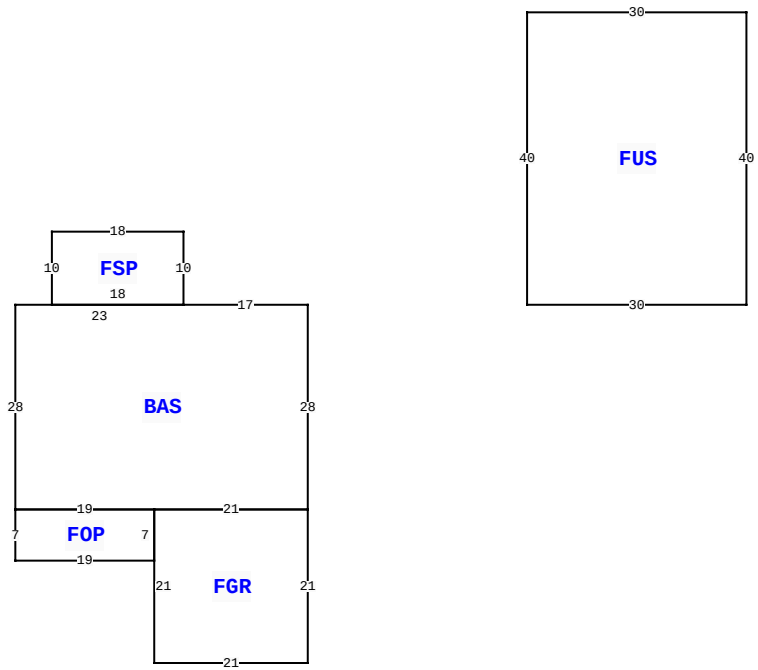
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 10416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	118,552
FGR	441	55		243	25,722
FOP	133	30		40	4,234
FSP	180	40		72	7,621
FUS	1,200	100		1,200	127,020
TOTALS	3,074			2,675	283,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,675	113.8683	127.53	341,143	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2022 Heated Area: 2320 HX Base Yr 2022



165 SW TIMBER RIDGE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		283,149
TOTAL MARKET OB/XF VALUE		5,540
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		311,189
SOH/AGL Deduction		37,407
ASSESSED VALUE		273,782
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		223,060
TOTAL JUST VALUE		311,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26620	SFR	787	01/16/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1441/691	6/28/2021	WD	Q	I	01	274,500
GRANTOR: WOOLEY TED A						
GRANTEE: GIDEON ADRIAN T						
1161/1029	10/28/2008	WD	Q	I		179,500
GRANTOR: MARONDA HOMES INC						
GRANTEE: TED & TERESA WOOLEY						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[ORIG=30,0] E30 N40 W30 S40 $
BAS=[ORIG=0,0] W17 W23 S28 E19 E21 N28 $
FGR=[ORIG=-21,28] S21 E21 N21 W21 $
FSP=[ORIG=-17,0] N10 W18 S10 E18 $
FOP=[ORIG=-40,28] S7 E19 N7 W19 $
PTR=[ORIG=0,0] E30 W30 $
.

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	1,180.00	UT	3.00	3.00	100	2008	2008	3	100	3,540	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 5,540

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	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 01/24/2024 BY JB Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/01/2025 BY SYS