LOT 7 TIMBERLANDS S/D PHASE 1.

WD 1134-1698, 1152-1191

ROBINSON SUSAN T
255 SW TIMBER RIDGE DR
LAKE CITY, FL 32024

2026

10-4S-16-02856-107

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

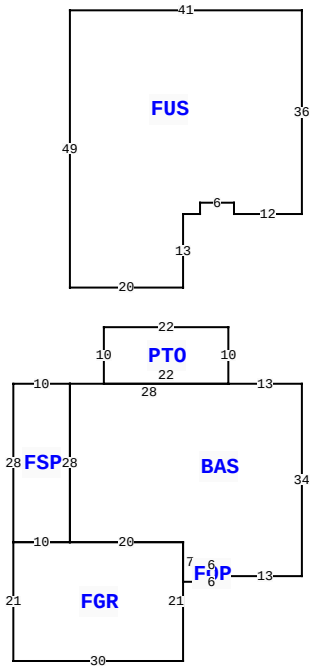
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100		1,264	121,373
FGR	630	55		346	33,224
FOP	18	30		5	480
FSP	280	40		112	10,754
FUS	1,724	100		1,724	165,544
PTO	220	5		11	1,057
TOTALS	4,136			3,462	332,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,462	103.2960	115.69	400,519	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2009 Heated Area: 2988 HX Base Yr 2009



255 SW TIMBER RIDGE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		332,431
TOTAL MARKET OB/XF VALUE		5,028
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		359,959
SOH/AGL Deduction		125,638
ASSESSED VALUE		234,321
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		183,599
TOTAL JUST VALUE		359,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051351	Roof Replacement	23,000	09/23/2025
26624	SFR	1,072	01/16/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1152/1191	6/05/2008	WD	Q	I	07	220,571
GRANTOR: MARONDA HOMES INC						
GRANTEE: SUSAN T ROBINSON						
1134/1698	10/10/2007	WD	Q	V	02	468,000
GRANTOR: RML HOLDINGS INC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 PTO= N10 W22 S10 E22$ W28 FSP= W10 S28 E10 N28$ S28 FGR= W10 S21 E30 N21 W20$ E20 S7 E2 FOP= E6 N3 W6 S3$ N3 E6 S2 E13 N34$ PTR= N30 FUS= N36 W41 S49 E20 N13 E3 N2 E6 S2 E12$ S30$.

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	1,676.00	UT	3.00	3.00	100	2008	2008	3	100	5,028	

LAND DESCRIPTION

TOTAL OB/XF 5,028

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 11/17/2025 BY SYS