LOT 9 TIMBERLANDS S/D PHASE 1.
WD 1151-2385, WD 1162-2462, 1253

MINSHEW PEGGY S
299 SW TIMBER RIDGE DR
LAKE CITY, FL 32024

2026

10-4S-16-02856-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

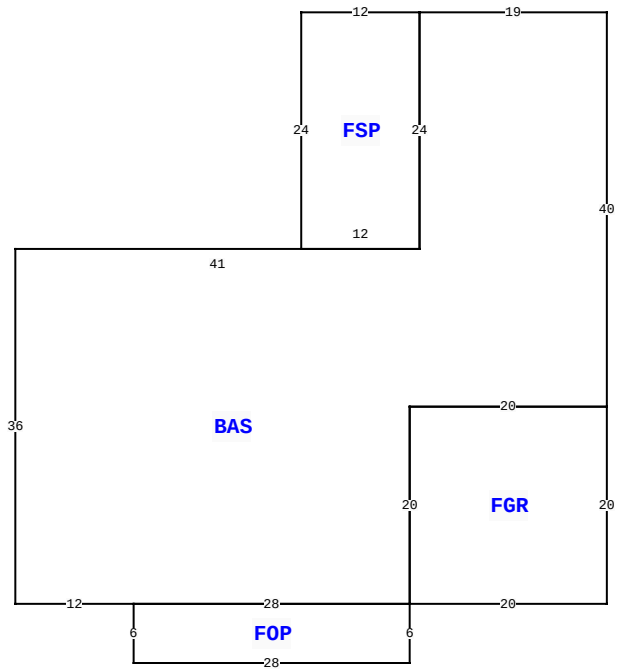
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,216	100		2,216	223,601
FGR	400	55		220	22,198
FOP	168	30		50	5,046
FSP	288	40		115	11,604
TOTALS	3,072			2,601	262,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,601	108.5430	121.57	316,204	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2017 Heated Area: 2216 HX Base Yr 2017



299 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		262,449
TOTAL MARKET OB/XF VALUE		2,376
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		287,325
SOH/AGL Deduction		99,770
ASSESSED VALUE		187,555
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,833
TOTAL JUST VALUE		287,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051778	Roof Replacement	25,000	12/11/2024
27219	SFR	900	07/30/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1455/297	12/08/2021	QC	U	I	11	100
GRANTOR: MINSHEW JOHN I JR						
GRANTEE: MINSHEW PEGGY S						
1322/2075	9/26/2016	WD	Q	I	01	193,500
GRANTOR: MATTHEW C & NICOLE HU						
GRANTEE: JOHN I & PEGGY S MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FSP= W12 S24 E12 N24$ S24 W41 S36 E12 FOP= S6 E28 N6 W28$ E28 FGR= E20 N20 W20 S20$ N20 E20 N40$.

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	1,188.00	UT	2.00	2.00	100	2008	2008	3	100	2,376	

LAND DESCRIPTION

TOTAL OB/XF 2,376

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 01/29/2025 BY JS Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2025 BY SYS