LOT 11 TIMBERLANDS S/D PHASE 1

WD 1151-2385, WD 1162-2480, WD 1

WU CHIN-FANG
341 SW TIMBER RIDGE DR
LAKE CITY, FL 32024

2026

10-4S-16-02856-111

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 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		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

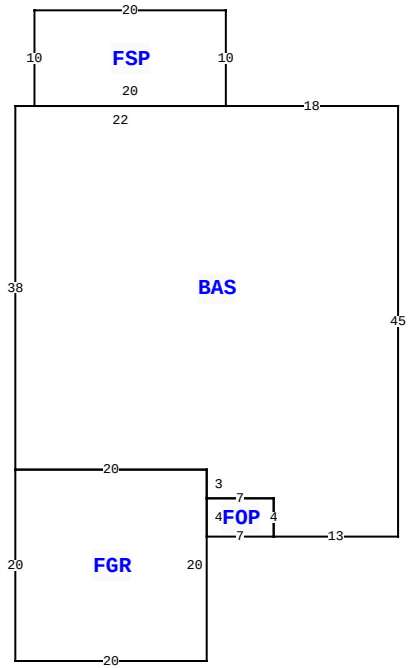
NEIGHBORHOOD/LOC 10416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100		1,632	167,708
FGR	400	55		220	22,608
FOP	28	30		8	822
FSP	200	40		80	8,221
TOTALS	2,260			1,940	199,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,940	110.5440	123.81	240,191	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2023 Heated Area: 1632 HX Base Yr 2023



341 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		199,359
TOTAL MARKET OB/XF VALUE		3,558
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		225,417
SOH/AGL Deduction		3,690
ASSESSED VALUE		221,727
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		171,005
TOTAL JUST VALUE		225,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050294	Roof Replacement	25,000	07/08/2024
27220	SFR	640	07/30/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/924	9/27/2022	WD	Q	I	01	247,000
GRANTOR: HARRIS LOWELL E						
GRANTEE: WU CHIN-FANG						
1301/1566	9/24/2015	QC	U	I	11	100
GRANTOR: LOWELL E & GAERALDINE						
GRANTEE: LOWELL & GERALDINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= N10 W20 S10 E20$ W22 S38 FGR= S20 E20 N20 W20$ E20 S3 FOP= S4 E7 N4 W7$ E7 S4 E13 N45$.

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	1,186.00	UT	3.00	3.00	100	2008	2008	3	100	3,558	

LAND DESCRIPTION

TOTAL OB/XF 3,558

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 08/08/2024 BY JS Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 09/30/2025 BY SYS