LOT 15 TIMBERLANDS S/D PHASE 1

WD 1151-2385, WD 1198-2584,

SPEARS LOWELL S/SPEARS TRACEY M BOLLING
414 SW TIMBER RIDGE DR
LAKE CITY, FL 32024

2026

10-4S-16-02856-115

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

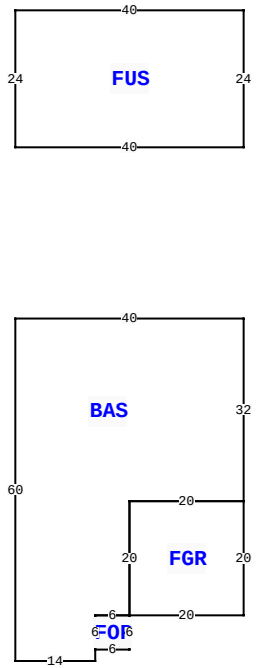
NEIGHBORHOOD/LOC 10416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100		1,792	181,398
FGR	400	55		220	22,270
FOP	36	30		11	1,114
FUS	960	100		960	97,177
TOTALS	3,188			2,983	301,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,983	106.3335	119.09	355,245	2010	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2011 Heated Area: 2752 HX Base Yr 2011



414 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		301,958
TOTAL MARKET OB/XF VALUE		9,585
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		334,043
SOH/AGL Deduction		123,808
ASSESSED VALUE		210,235
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,513
TOTAL JUST VALUE		334,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048748	Roof Replacement	27,057	11/29/2023
27940	SFR	932	07/13/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1198/2584	7/30/2010	WD	Q	I	01	180,000
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: LOWELL S SPEARS & T						
1151/2385	5/27/2008	WD	Q	V	02	899,000
GRANTOR: RML HOLDINGS INC						
GRANTEE: MARONDA HOMES INC O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S60 E14 N2 FOP= E6 N6 W6 S6$ N6 E6 FGR= E20 N20 W20 S20$ N20 E20 N32$ PTR= N30 FUS= N24 W40 S24 E40$ 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	1,444.00	UT	2.25	2.25	100	2010	2010	3	100	3,249	
2	0030	BARN,MT	0	0	24	24	576.00	UT	11.00	11.00	100	2014	2014	3	100	6,336	

LAND DESCRIPTION

TOTAL OB/XF 9,585

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 01/25/2024 BY JS Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2025 BY SYS