LOT 19 TIMBERLANDS S/D PHASE 1.

WD 1151-2385, WD 1166-748,

HARDEN ANTHONY
302 SW TIMBER RIDGE DR
LAKE CITY, FL 32024

2026

10-4S-16-02856-119

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	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

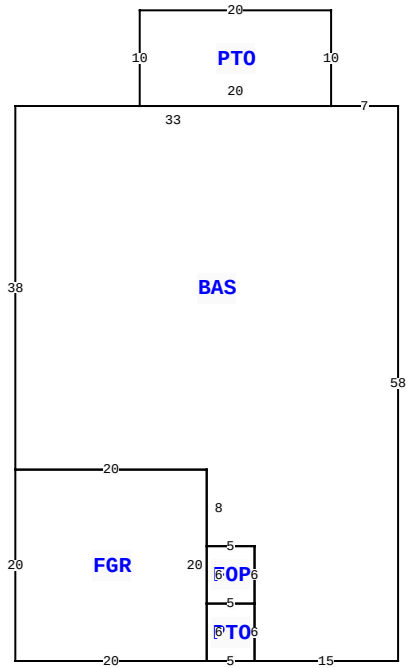
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	183,820
FGR	400	55		220	21,742
FOP	30	30		9	890
PTO	30	5		2	198
PTO	200	5		10	989
TOTALS	2,520			2,101	207,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,101	106.3120	119.07	250,166	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2010 Heated Area: 1860 HX Base Yr 2010



302 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		207,638
TOTAL MARKET OB/XF VALUE		10,689
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		240,827
SOH/AGL Deduction		78,992
ASSESSED VALUE		161,835
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,113
TOTAL JUST VALUE		240,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052692	Roof Replacement	18,000	03/25/2025
27221	SFR	697	07/30/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1166/0748	1/27/2009	WD	Q	I	01	160,000
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: ANTHONY HARDEN						
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= W7 PTO= N10 W20 S10 E20$ W33 S38 FGR= S20 E20 N20 W20$ E20 S8 FOP= S6 E5 N6 W5$ E5 S6 PTO= W5 S6 E5 N6$ S6 E15 N58$.

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	2,063.00	UT	3.00	3.00	100	2008	2008	3	100	6,189	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 10,689

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 04/28/2025 BY chuck Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2025 BY SYS