LOT 20 TIMBERLANDS S/D PHASE 1

WD 1151-2385, WD 1163-2026, WD 1

MARKHAM DYLAN L
278 SW TIMBER RIDGE DR
LAKE CITY, FL 32024

2026

10-4S-16-02856-120

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

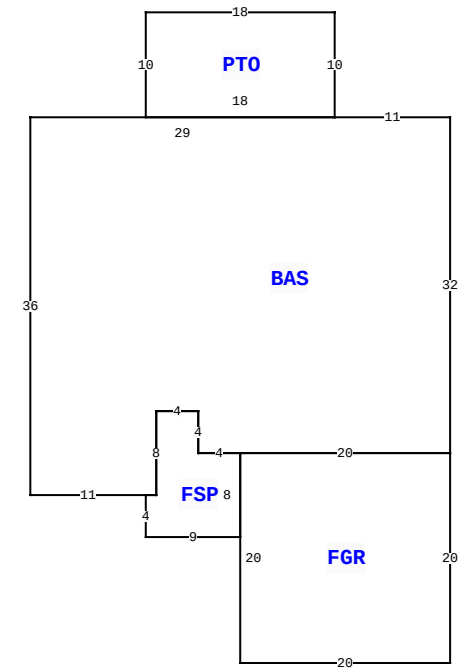
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,312	100		1,312	138,549
FGR	400	55		220	23,233
FSP	84	40		34	3,591
PTO	180	5		9	950
TOTALS	1,976			1,575	166,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,575	113.6000	127.23	200,387	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2018 Heated Area: 1312 HX Base Yr 2018



278 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		166,321
TOTAL MARKET OB/XF VALUE		10,803
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		199,624
SOH/AGL Deduction		61,675
ASSESSED VALUE		137,949
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,227
TOTAL JUST VALUE		199,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046786	Roof Replacement	15,128	03/20/2023
27224	SFR	568	07/31/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1338/1539	6/09/2017	WD	Q	I	01	139,000
GRANTOR: BRADLEY DAVID & CASEY						
GRANTEE: DYLAN LAWRENCE MARK						
1273/2104	4/24/2014	WD	U	I	11	100
GRANTOR: RHONDA D YORK						
GRANTEE: BRADLEY DAVID CARPE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 PTO= N10 W18 S10 E18$ W29 S36 E11 FSP= S4 E9 N8 W4 N4 W4 S8 W1$ E1 N8 E4 S4 E4 FGR= S20 E20 N20 W20$ E20 N32$.

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	1,201.00	UT	3.00	3.00	100	2008	2008	3	100	3,603	
2	0169	FENCE/WOOD	0	100	0	0	360.00	UT	20.00	20.00	100	2008	2008	3	100	7,200	

LAND DESCRIPTION

TOTAL OB/XF 10,803

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 11/06/2025 BY SYS