LOT 21 TIMBERLANDS S/D PHASE 1.
WD 1134-1698, WD 1162-2632, WD 1

MASTERS CHRISTOPHER L/MASTERS CANDACE L
254 SW TIMBER RIDGE DR
LAKE CITY, FL 32024

2026

10-4S-16-02856-121

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	08	SHT VINYL 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

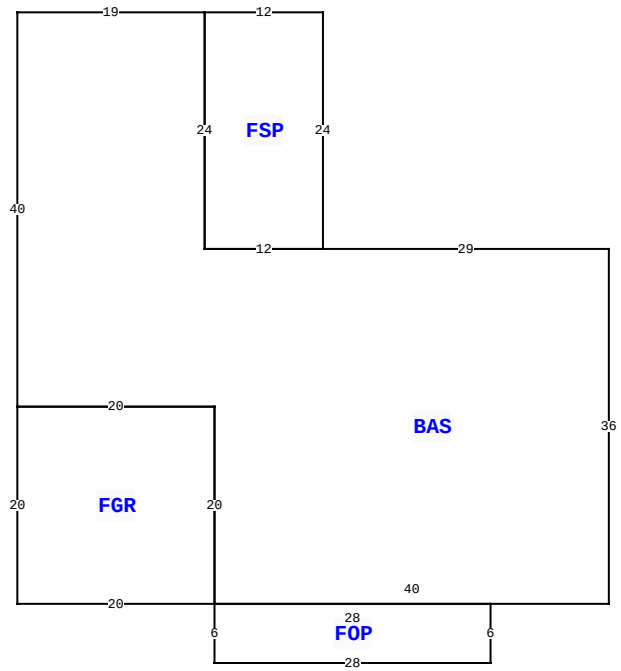
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,216	100		2,216	219,205
FGR	400	55		220	21,763
FOP	168	30		50	4,946
FSP	288	40		115	11,376
TOTALS	3,072			2,601	257,289

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	106.4090	119.18	309,987	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2018 Heated Area: 2216 HX Base Yr 2018



254 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		257,289
TOTAL MARKET OB/XF VALUE		33,139
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		312,928
SOH/AGL Deduction		109,398
ASSESSED VALUE		203,530
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,808
TOTAL JUST VALUE		312,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39845	POOL	0	05/29/2020
27218	SFR	697	07/30/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1329/1175	1/20/2017	WD	Q	I	01	186,000
GRANTOR: RANDY & KRISTEN DAUZA						
GRANTEE: CHRISTOPHER L & CAN						
1162/2632	11/25/2008	WD	Q	I		186,700
GRANTOR: MARONDA HOMES INC						
GRANTEE: RANDY & KRISTEN DAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FSP= N24 W12 S24 E12$ W12 N24 W19 S40 FGR= S20 E20 N20 W20$ E20 S20 FOP= S6 E28 N6 W28$ E40 N36$.

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	1,180.00	UT	3.00	3.00	100	2008	2008	3	100	3,540	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,100	
3	0280	POOL R/CON	0	100	13	32	416.00	UT	70.00	70.00	100	2020	2020	3	91	26,499	

LAND DESCRIPTION

TOTAL OB/XF 33,139

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 11/05/2025 BY SYS